

**Agenda**  
**Board of Trustees Meeting**  
**At The Village of Lansing Office**  
**2405 N. Triphammer Road**  
**September 19, 2016 @ 7:30pm**

- 7:30 Call To Order & Public Comment
- 7:35 Consider Setting a Public Hearing for Proposed Local Law 3 (2016)-Amendment of the Village of Lansing Code/Zoning Law to Rezone an Existing and Undeveloped Portion of the Business and Technology District on Bomax Drive on the Westerly Side of Warren Road, and to Incorporate the Re-Zoned Area into the Adjoining High Density Residential District

Eric Goetzmann to readdress a minor modification to the Lansing Meadows PDA as it relates to enlarging the Residential area (Area B) by offsetting, reducing protected Wetland/bird habitat (Area C) that will coincide with the recent approval he received from the Army Corps of Engineers to Modify the Lansing Meadows Senior Housing project.

Approve Minutes from July 18<sup>th</sup>, August 11<sup>th</sup> & 15<sup>th</sup> & Sept. 7<sup>th</sup>

Approve Vouchers

Mayor's Comments

General Discussion

Adjournment

**PROPOSED LOCAL LAW 3 (2016)**

**AMENDMENT OF THE VILLAGE OF LANSING CODE/ZONING LAW TO REZONE AN EXISTING AND UNDEVELOPED PORTION OF THE BUSINESS AND TECHNOLOGY DISTRICT ON BOMAX DRIVE ON THE WESTERLY SIDE OF WARREN ROAD, AND TO INCORPORATE THE RE-ZONED AREA INTO THE ADJOINING HIGH DENSITY RESIDENTIAL DISTRICT**

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

**SECTION I. PURPOSE AND INTENT.**

The purpose and intent of this Local Law is to amend the Village of Lansing Zoning Law and Zoning Map and to amend the Village of Lansing Zoning Law and Zoning Map so as to re-zone a 19.5-acre parcel of land (tax parcel number 45.1-1-51.12) currently in the Business and Technology District (BTD) and to be incorporated into the High Density Residential District (HDR). The parcel in question is located along Bomax Drive on the westerly side of Warren Road. Additionally, the parcel is contiguous to the High Density Residential District (HDR) and the Medium Density Residential District (MDR), as well and the Business and Technology District (BTD). The re-zoning of this parcel is intended to allow for a favorable and effective transition in the Zoning Districts, and further protect the Medium Density Residential District (MDR) areas. The proposed re-zoning action is intended to be consistent with the Village Comprehensive Plan.

**SECTION II. AMENDMENT.**

The Village of Lansing Zoning Law and Zoning Map are hereby amended so as to (i) re-zone a 19.5-acre parcel of land (tax parcel number 45.1-1-51.12) to be incorporated into the High Density Residential District (HDR). The parcel in question is located along Bomax Drive and is currently located in the Business and Technology District (BTD). Additionally, the parcel is contiguous to the High Density Residential District (HDR), Medium Density Residential District (HDR), and the Business and Technology District (BTD). Accordingly, the boundaries of the newly established additional High Density Residential District (HDR) area being provided by this Local Law and incorporated into the foregoing established amendment to the Village of Lansing Zoning Map as hereby specifically described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Lansing, County of Tompkins, State of New York, being bounded and described as follows:

BEGINNING at a point in the south line of Bomax Drive, said point being located approximately 897 feet westerly of the intersection of the south line of Bomax Drive and the present centerline of Warren Road;

RUNNING THENCE South 02° 12' 34" East along lands reputedly of Tompkins County IDA (677/62) and (790/301) for a distance of 684.44 feet to an iron pin found;

RUNNING THENCE South 87° 50' 27" West along lands reputedly of Northwood Associates (623/300) for a distance of 483.20 feet to an iron pipe found;

RUNNING THENCE South 88° 24' 55" West along lands reputedly of the Village of Lansing (472257-001) and lands reputedly of Klepack (645/726) passing through an iron pin found at a distance of 700.50 feet and continuing for a total distance of 796.70 feet to an iron pin found;

RUNNING THENCE North 05° 05' 57" East along lands reputedly of the Heights of Lansing Homeowners Association (502292-001) for a distance of 691.00 feet to an iron pin found;

RUNNING THENCE North 88° 24' 04" East along the south line of Bomax Drive for a distance of 878.40 feet to a point;

RUNNING THENCE North 87° 55' 04" East along the south line of Bomax Drive for a distance of 313.60 feet to the point and place of beginning.

Said parcel containing 19.460 acres.

For a more particular description thereof, reference is hereby made to a survey map entitled "Survey Map Showing Lands of Bomax Properties, LLC, Village of Lansing, Tompkins County, New York," dated July 10, 2008, prepared by T.G. Miller, P.C., Engineers and Surveyors, Ithaca, New York. Being a portion of the premises conveyed to Bomax Properties by warranty deed of Otto and Barbara Votapka dated June 27, 1988 and recorded June 27, 1988 in the Tompkins County Clerk's office in Liber 637 of Deeds at Page 338.

The above referenced and described parcel to be reclassified from its existing Business and Technology District (BTD) Zoning designation to a new High Density Residential District designation (HDR) and the aforesaid description of the new and additional boundaries of the High Density Residential District (HDR) incorporating such reclassified parcel, is depicted on a certain map entitled "Parcel Map" dated July 2016 prepared by Passero Associates, Rochester, New York, a copy of which is on file with the Village of Lansing.

**SECTION III. SUPERSEDING EFFECT.**

All local laws, resolutions, rules, regulations and other enactments of the Village of Lansing in conflict with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

**SECTION IV. VALIDITY.**

The invalidity of any provision of this local law shall not affect the validity of any other provision of this local law that can be given effect without such invalid provision.

**SECTION V. EFFECTIVE DATE.**

This Local Law shall be effective ten (10) days after publication and posting as required by law, except that it shall be effective from the date of service as against a person served with a copy thereof, certified by the Village Clerk, and showing the date of its passage and entry in the Minutes of the Village Board of Trustees.