

## Agenda

**Village of Lansing  
Board of Trustees Meeting  
In Person and Online via  
Zoom Videoconferencing/Teleconferencing\*  
2405 N. Triphammer Rd.  
Ithaca, NY 14850  
March 21, 2022 @ 7:30pm**

7:30 Call to Order

Public Comment Period\*

Approve Minutes February 17<sup>th</sup> & March 7<sup>th</sup>

Continue EAF Part 2 & 3 for Proposed Local Law A (2022)-Lighting Law Resolution below- Scott will walk the Board thru Parts 2 & 3

Consider Continuing the Public Hearing on Proposed Local Law A (2021)-Amendment of the Village of Lansing Code/Zoning Law to Rezone an Existing Portion of the Medium Density Residential District Located on Uptown Road to a High Density Residential District for April 4, 2022 (See attached recommendation from Planning Board)

Budget Discussion, Set Public Hearing for April 4, 2022

Mayor's Comments

General Discussion  
-newsletter articles by tomorrow morning!

Adjournment

\*If you are interested in attending the videoconference/teleconference meeting contact the Village Clerk to get the meeting link - [clerk@vlansing.org](mailto:clerk@vlansing.org).

Pursuant to NYS Senate Bill S50001 (Part E) allows state and local government entities to meet remotely by conference call or similar service, so long as the public has the ability to view or listen to such proceeding and provided such meetings are recorded and later transcribed. (Expires 4/15/22)

(Part E)-and in relation to authorizing political subdivisions to permit any public body to hold meetings remotely and without in-person access during the COVID-19 state disaster emergency; and provides for the repeal of such provisions upon the expiration thereof

## PROPOSED LOCAL LAW A (2022)

### AMENDMENT OF THE VILLAGE OF LANSING CODE/ZONING LAW TO ADD A SECTION ON EXTERIOR LIGHTING.

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

#### **SECTION I. PURPOSE AND INTENT.**

It is the purpose and intent of this local law to amend the Village of Lansing Code/Zoning Law to promote proper lighting for the safety and security of the public, to reduce the unwanted effects of improper or poorly placed lighting, and to reduce wasteful energy costs resulting from excessive lighting. With new lighting technologies having developed luminaires that are extremely powerful, the Village of Lansing will review new and upgraded exterior lighting to reduce improper installation and the unwanted effects of excessive glare and light trespass. Exterior lighting should be carefully designed, located, installed, and directed in such a manner as to avoid interference with the safe operation of motor vehicles, prevent light trespass onto adjacent properties, and prevent direct upward light emission to maintain compliance with the Dark Sky standard. The proposed zoning action is intended to be consistent with the Village Comprehensive Plan.

#### **SECTION II. AMENDMENTS.**

Chapter 145 (entitled “Zoning”) of the Village of Lansing Code is hereby amended to add Section 145-20.2 as follows:

##### **145-20.2 Exterior Lighting.**

- A. Exterior lighting should be carefully designed, located, installed, and directed in such a manner as to avoid interference with the safe operation of motor vehicles, prevent light trespass onto adjacent properties, and prevent direct upward light emission to maintain compliance with the Dark Sky standard. Consideration should be given to the needs of public safety.**
- B. Any new, upgraded, or change of location to the exterior lighting within the Commercial (CHT, CMT, CLT), Business and Technology (BTD), Human Health Services (HHS), and High-Density Residential (HDR) Districts are subject to a lighting plan review by the Village of Lansing Lighting Commission.**
- C. The Lighting Commission may also apply this section to other districts when the Code Enforcement Officer determines that new, upgraded, or relocated exterior lighting is in violation. Any new, upgraded, or change of location to the exterior lighting in all districts is required to be downward facing, full cut-off, or fully shielded to prevent glare and light trespass.**
- D. A Lighting Site Plan will be provided to the Lighting Commission that contains, but is not limited to:**
  - (1) All exterior lighting fixture locations (new and existing) identified/keyed**
  - (2) Type and number of fixtures**
  - (3) Mounting height**
  - (4) Distance to the nearest property line for each fixture**
  - (5) Lighting schedule**
  - (6) Photometrics for all fixtures**
- E. Lighting Regulations.**

- (1) All lighting should be downward facing, full cut-off, or fully shielded to prevent glare and light trespass and produce no more than 5 surface lumens (or footcandles).
- (2) All new fixtures shall be of the dimmable nature and not exceed 3000 kelvin in color temperature.
- (3) Pole lights are measured from the lowest point adjacent to the base to the top of fixture with a maximum height of 25 feet.
- (4) All non-essential lighting shall be turned off one half hour after close of business, leaving only necessary lighting for security. No more than 50% of total site lighting capacity can remain on overnight unless approved by the Lighting Commission. (See Appendix G for examples)
  - (a) Non-essential lighting may be recommended by the applicant then considered and agreed upon by the Lighting Commission taking into consideration light trespass, glare, and safety.
  - (b) Commencing on the adoption date of this law, any new lighting or fixture replacement must be of the dimmable nature.
- (5) Landscape and sign lighting must be unobtrusive, downward facing, shielded to avoid glare, and meet current sign lighting laws (Village Code Section 115).

**F. Specialty Lighting.**

- (1) **Recreational Facilities.** Any light source permitted by this chapter may be used for lighting of outdoor recreational facilities (public or private), such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, or show areas, provided all of the following conditions are met:
  - (a) All fixtures used for event lighting shall be fully shielded as defined in this Section
  - (b) All events shall be scheduled so as to complete all activity before 10:30 p.m.
- (2) **Lighting under roof overhangs and canopies.**
  - (a) Light fixtures mounted under roof overhangs and canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (soffit) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85° from vertical.
  - (b) Lights shall not be mounted on the top or sides (facias) of the canopy, and the sides of the canopy shall not be illuminated.
  - (c) Existing nonconforming lighting under or on roof overhangs and canopies shall fall under Section “G” of this local law.
- (3) **Temporary exterior lighting.** Temporary exterior lighting is permitted by the Village Code unless:
  - (a) lighting causes disability glare to motorists, pedestrians, or cyclists
  - (b) lighting causes annoyance or light trespass to neighboring properties

**G. Existing Nonconforming Lighting.** All luminaires lawfully in place on the effective date of this section that do not meet the requirements of this section are exempt from this section, except that:

- (1) Any luminaire that replaces an existing nonconforming luminaire, or any existing nonconforming luminaire that is moved, must meet the requirements of this chapter.
- (2) Any existing nonconforming luminaire that creates unacceptable glare or light trespass shall be either shielded or redirected within 30 days of notification to

the owner or occupant by the Village, so that the direct light is contained on the property.

- (3) Existing nonconforming luminaires that direct light toward streets or parking lots and cause disability glare to motorists, pedestrians, or cyclists shall be either shielded or redirected within 30 days of notification to the owner or occupant by the Village, so that the luminaires do not cause a potential hazard to motorists, pedestrians, or cyclists;

Chapter 145-3 (entitled "Terms defined") of the Village of Lansing Code is hereby amended to add the following definition:

***Temporary exterior lighting.* --Any exterior lighting designed for the use of less than 30 days.**

Chapter 145-83 (entitled "Performance standards") of the Village of Lansing Code is hereby amended to add the following Appendix:

#### **Appendix G: Exterior Lighting Example For 50% Reduction**

**Example Subject is a retail building with a parking lot and business closes at 10 pm. Total number of exterior lights are 10.**

- 1) **If exterior lighting is dimmable, lights above entries and delivery areas can remain at full capacity\*. Remaining lights must be dimmed 50% one half-hour after business hours.**
- 2) **If exterior lighting is not dimmable, lights above entries and delivery areas can remain at full capacity\*. Using the subject building above, if there is 1 (one) entry light and 1 (one) delivery area, then only 3 other lights will be allowed to remain on (total 5 out of 10) one half-hour after business hours.**

**\*3000 Kelvin**

#### **SECTION III. SUPERCEDING 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.

**VILLAGE OF LANSING BOARD OF TRUSTEES RESOLUTION FOR SEQ  
REVIEW OF PROPOSED LOCAL LAW A (2022) ADOPTED ON MARCH 21, 2022**

Motion made by:

Motion seconded by:

**WHEREAS:**

- A. This matter involves consideration of the following proposed action: To amend the Village of Lansing Code/Zoning Law to promote proper lighting for the safety and security of the public, to reduce the unwanted effects of improper or poorly placed lighting, and to reduce wasteful energy costs resulting from excessive lighting. With new lighting technologies having developed luminaires that are extremely powerful, the Village of Lansing will review new and upgraded exterior lighting to reduce improper installation and the unwanted effects of excessive glare and light trespass. Exterior lighting should be carefully designed, located, installed, and directed in such a manner as to avoid interference with the safe operation of motor vehicles, prevent light trespass onto adjacent properties, and prevent direct upward light emission to maintain compliance with the Dark Sky standard. The proposed zoning action is intended to be consistent with the Village Comprehensive Plan; and
- B. On March 7, 2022 and March 21, 2022, the Village of Lansing Board of Trustees, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (i) determined that the proposed action provided for herein is an Unlisted Action in accordance with SEQR; (ii) thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), and any and all other documents prepared and submitted with respect to this proposed action and its environmental review; (iii) completed its thorough analysis of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iv) completed the Short EAF; and

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**OPTION 1**

1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review [including any Visual Environmental Assessment Form deemed required, and comments and recommendations, if any, provided by the Tompkins County Department of Planning in accordance with General Municipal Law Sections 239-1 and 239-m], (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the short EAF, Part II, including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("**NEGATIVE DECLARATION**") in

accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required; and

2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and directed to complete and sign as required the Short EAF, Part III confirming the foregoing **NEGATIVE DECLARATION**, which fully completed and signed Short EAF shall be attached to and made a part of this Resolution.

Or

## **OPTION 2**

1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review [including any Visual Environmental Assessment Form deemed required, and comments and recommendations, if any, provided by the Tompkins County Department of Planning in accordance with General Municipal Law Sections 239-1 and 239-m], (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the Short EAF, Part II, including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a positive determination of environmental significance ("**POSITIVE DECLARATION**") in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will be required; and
2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and directed to complete and sign as required Short EAF, Part III, confirming the foregoing **POSITIVE DECLARATION**, which fully completed and signed Short EAF shall be attached to and made a part of this Resolution.

The vote on the foregoing motion was as follows:

## **PROPOSED LOCAL LAW A (2021)**

### **AMENDMENT OF THE VILLAGE OF LANSING CODE/ZONING LAW TO REZONE AN EXISTING PORTION OF THE MEDIUM DENSITY RESIDENTIAL DISTRICT LOCATED ON UPTOWN ROAD TO A 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 so as to re-zone a Medium Density Residential District (MDR), containing tax parcel #46.1-6-6.3 (Village of Lansing) and tax parcel 46.1-6-6.22 (Cornell University) into the High Density Residential District (HDR). The MDR District in question borders Uptown Road, tax parcel 46.1-6-6.11, and tax parcel 46.1-6-6.23 to the south, Uptown Road to the west, Route 13 to the north, and Warren Road, tax parcel #46.1-6-6.11, and tax parcel #46.1-6-6.23 to the east. The re-zoning of this MDR District is intended to allow for a favorable transition to a contiguous HDR District west of Uptown Road. The proposed re-zoning action is intended to be consistent with the Village Comprehensive Plan.

#### **SECTION II. AMENDMENTS.**

The Village of Lansing Zoning Law and Zoning Map are hereby amended so as to re-zone a Medium Density Residential District (MDR), containing tax parcel #46.1-6-6.3 (Village of Lansing) and tax parcel 46.1-6-6.22 (Cornell University) into the High Density Residential District (HDR). The MDR District in question borders Uptown Road, tax parcel 46.1-6-6.11, and tax parcel 46.1-6-6.23 to the south, Uptown Road to the west, Route 13 to the north, and Warren Road, tax parcel #46.1-6-6.11, and tax parcel #46.1-6-6.23 to the east.

#### **SECTION III. SUPERCEDING 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.

DATE: March 17, 2022

TO: Mayor Ronny Hardaway  
Village of Lansing Trustees: Carolyn Greenwald, Simon Moll, Pat O'Rourke, Randy Smith

FROM: Village of Lansing Planning Board  
Lisa Schleelein, Chair

CC: Mike Scott, Natalie French, Jodi Dake

SUBJ: Proposed Local Law A (2021) Amendment of the Village of Lansing Code/Zoning Law to Rezone an Existing Portion of the Medium Density Residential District Located on Uptown Road to a High Density Residential District

At the March 14, 2022, Village of Lansing Planning Board (PB) meeting, the PB discussed the proposed Local Law A (2021) to amend the Village of Lansing Zoning Law and Zoning Map to rezone a Medium Density Residential District (MDR) containing tax parcel #46.1-6-6.3 (Village of Lansing), tax parcel 46.1-6-6.22 (Cornell University), and tax parcel #46.1-6-6.11 (Ithaca Swimming Club) into the High Density Residential District (HDR). The MDR District in question borders Uptown Road and tax parcel 46.1-6-6.23 to the south, Uptown Road to the west, Route 13 to the north, and Warren Road, tax parcel #46.1-6-6.21, and tax parcel #46.1-6-6.23 to the east. The re-zoning of this MDR District is intended to allow for a favorable transition to a contiguous HDR District west of Uptown Road. The proposed re-zoning action is intended to be consistent with the Village Comprehensive Plan.

In a unanimous vote by those Planning Board members present, Baker, McCauley, Moll, and Schleelein, the Planning Board recommends that the subject parcels be rezoned from MDR to HDR.

The PB considered the allowed uses—both non-residential and residential in HDR as compared with the allowed uses in MDR (see the attached) and in the surrounding area. The Planning Board found no use in HDR that would be out of character with the surrounding neighborhoods of HDR and HHS.

The PB specifically considered whether the rezoning to HDR:

- is compatible with the surrounding uses
- has the likelihood to harm or devalue the surrounding properties
- has availability of infrastructure and public transportation to support HDR uses
- is consistent with the Comprehensive Plan, and also
- compromises Village control over any future development on parcel 46.1-6-6.22
  - (the different uses allowed in HDR are permitted only with Special Permit and thus the Village will have substantial control over any future development)

In all cases there were no concerns or objections.

Some of the issues discussed in previous meetings--work force housing, senior housing, preservation of open space and woodlands, as well as the desire for more home ownership are not issues of use and, therefore, neither an MDR or HDR designation ensure these issues will be addressed one way or another. These are issues that will be addressed when and if a developer comes before the Planning Board for a Special Permit for a specific project.

Lisa Schleelein, Chair