

Agenda

Village of Lansing Board of Trustees Meeting
October 6, 2025 @ 7:30pm
In Person and Online via
Zoom Videoconferencing/Teleconferencing*
2405 N. Triphammer Rd., Ithaca, NY 14850
www.vlansing.org

7:30 Call to Order

Public Comment Period

Approve Minutes from September 11 & 15th, 2025

Discussion of possible changes/additions to Proposed Local Law G (2025)

7:35 Public Hearing on Proposed Local Law G (2025) Amendment to
Village of Lansing Code-Zoning Law

Presentation: County Health Department Solar Panel Installation – Terry
Carroll, Chief Sustainability Officer for Tompkins County

Discuss Design Guidelines

Discuss Greenway Committee Proposals

Discuss Request for Clean Energy Projects Template and Process

Signature Cards

General Discussion

Adjournment

*If you are interested in attending the videoconference/teleconference meeting contact the Village Clerk to get the meeting link - clerk@vlansing.org.

PROPOSED LOCAL LAW G (2025)

AMENDMENT TO VILLAGE OF LANSING CODE – ZONING LAW

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

SECTION I. PURPOSE & INTENT.

It is the purpose and intent of this local law to amend Chapter 145 (entitled “Zoning”) of the Village of Lansing Code so as to:

- (i) Remove additional conditions for bank administrative activities from Subsection “D” [entitled “Permitted with Special Permit.”] of Section 145-42. [entitled “Commercial Low Traffic District (CLT).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code
- (ii) Add an additional use to Subsection D [entitled “Permitted with Special Permit”], Section 145-42.2 [entitled “Commercial Medium Traffic District (CMT).”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code;
- (iii) Add and amend uses in Section 145-44 [entitled “Business and Technology District (BTD).”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code;
- (iv) Add and amend uses in Section 145-46 [entitled “Health and Human Services District (HHSD).”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code;
- (v) Make additional changes throughout Chapter 145 [entitled “Zoning”] of the Village of Lansing Code relating to the Health and Human Services District and Business and Technology District; and
- (vi) Amend Section 145-81 [entitled “Chart of Uses.”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code to include the above use changes.

SECTION II. AMENDMENTS TO THE VILLAGE OF LANSING CODE.

- A. Section 145-21 [entitled “Number of residential buildings.”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to read in its entirety:

One (1) residential building per lot is permitted in LDR, MDR, HDR, BTD, HHSD, and CLT. Additional residential buildings on a single lot are permitted with additional conditions.

B. Clause (1) [entitled “General conditions”] of Subsection “D” [entitled “Permitted with Special Permit.”] of Section 145-42. [entitled “Commercial Low Traffic District (CLT).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to include:

(n) Bank administrative operations.

C. Clause (2) [entitled “General and additional conditions for certain special permits (see section 145-60).”] of Subsection “D” [entitled “Permitted with Special Permit.”] of Section 145-42. [entitled “Commercial Low Traffic District (CLT).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to remove subclause (c) Bank administrative operation, and all subclauses shall be re-lettered accordingly.

D. Clause (2) [entitled “General and additional conditions for certain special permits (see section 145-60).”] of Subsection “D” [entitled “Permitted with Special Permit.”] of Section 145-42.2 [entitled “Commercial Medium Traffic District (CMT).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to include:

d. High traffic food and beverage.

E. Subsection “A” [entitled “Intent.”] of Section 145-44 [entitled “Business and Technology District (BTD).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to read:

A. Intent. The legislative intent of this section is to support development consistent with the historical use of the area for light manufacturing and technology coupled with emerging changes in work and lifestyle environments and to ensure efficient use of land within the unique district purposes.

F. Subsection “C” [entitled “Permitted uses with additional conditions.”] of Section 145-44 [entitled “Business and Technology District (BTD).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby added to read:

C. Permitted uses with additional conditions. Temporary commercial activities (see subsection C under §145-58).

G. Clause (1) [entitled “General Conditions.”] of Subsection “D” [entitled “Permitted with Special Permit.”] of Section 145-44 [entitled “Business and Technology District (BTD).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to include:

- (l) Clinic.
- (m) High traffic food and beverage.
- (n) Medical laboratory.
- (o) Museums/public buildings.
- (p) Multiunit residential (only in sewerred areas).
- (q) Low impact technology.
- (r) Low traffic food and beverage.

- (s) Pharmacy.
- (t) Small scale sales.
- (u) Hotel/motel.
- (v) Office/studio/service.

H. Clause (2) [entitled “General and additional conditions. (see section 145-60)”] of Subsection “D” [entitled “Permitted with Special Permit.”] of Section 145-44 [entitled “Business and Technology District (BTD).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to read in its entirety:

(2) General and additional conditions. (see section 145-60):

- (a) Assisted living facility.
- (b) Mixed use.
- (c) Special care facility.
- (d) Warehousing/storage/distribution.¹⁸

I. Clause (1) [entitled “General Conditions.”] of Subsection “D” [entitled “Permitted with Special Permit.”] of Section 145-46 [entitled “Health and Human Services District (HHSD).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to include:

- (h) Bank administrative operations.
- (i) Government buildings.
- (j) High traffic food and beverage.
- (k) Indoor recreation/club.
- (l) Low impact technology.
- (m) Low traffic food and beverage.
- (n) Motel/Hotel.
- (o) Museum/public buildings.
- (p) Multiunit residential (only in sewerred areas).
- (q) Office/studio/service.
- (r) Outdoor recreation/club.
- (s) Schools.
- (t) Small scale sales.

J. Clause (2) [entitled “General and additional conditions for certain special permits.”] of Subsection “D” [entitled “Permitted with Special Permit.”] of Section 145-46 [entitled “Health and Human Services District (HHSD).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to read in its entirety as follows:

(2) General and additional conditions for certain special permits (see section 145-60):

- (a) Pharmacies, provided that such pharmacy has on premises during all hours of operation a licensed pharmacist.
- (b) Assisted living facility.
- (c) Mixed use.
- (d) Special care facility.

K. The Chart/Matrix in Subsection “C” [entitled “Temporary commercial activities.”] of Section 145-58 [entitled “Additional conditions for building/land use permits.”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to read in its entirety as follows:

CHART ATTACHED HERETO

L. Subsection “F” [entitled “Office/studio/service.”] of Section 145-60 [entitled “Additional conditions for certain Special Permit uses.”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to read in its entirety as follows:

F. Office/studio/service. Veterinary clinic in HDR: permitted when such facility is designed to accommodate small animals exclusively, such as dogs, cats and birds; the facility is completely enclosed and there are no open boarding or exercise facilities; there is no outdoor storage of refuse, feed or other materials and no on-site incineration of refuse.

M. Subsection “H” [entitled “Motel/hotel.”] of Section 145-60 [entitled “Additional conditions for certain Special Permit uses.”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby deleted in its entirety and shall be replaced with the words “H. Intentionally Deleted”.

N. Subsection “I” [entitled “Bank administrative operations.”] of Section 145-60 [entitled “Additional conditions for certain Special Permit uses.”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code, is hereby deleted in its entirety and shall be replaced with the words “I. Intentionally Deleted”.

O. Subsection “M” [entitled “Low Traffic Food and Beverage in Business and Technology District.”] of Section 145-60 [entitled “Additional conditions for certain Special Permit uses.”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is deleted in its entirety and shall be replaced with the words “M. Intentionally Deleted”.

P. Subsection “Q” [entitled “High Traffic Food and Beverage in Commercial Medium Traffic District”] of Section 145-60 [entitled “Additional conditions for certain Special Permit uses.”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby added to read:

Q. High Traffic Food and Beverage in Commercial Medium Traffic District. There shall be no more than one drive-through use permitted on any single parcel in the Commercial Medium Traffic District.

Q. Section 145-81 [entitled “Chart of Uses.”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby amended to read in its entirety as follows:

CHART ATTACHED HERETO

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 upon (i) its filing in the office of the Secretary of State and (ii) ten (10) days after publication and posting as required by law; provided, however 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.

Temporary Commercial Activities	Zoning Districts	Time Duration
<u>Special Events</u> ⁽¹⁾⁽²⁾⁽⁴⁾⁽⁵⁾ defined as an activity or event, the primary purpose of which is not the sale of goods or services.	CLT, CMT, CHT, BT, RSH, BT, HHSD, PDA ⁽⁶⁾	Maximum of 5 consecutive days and no more than 21 days per year.
<u>Carnivals and Circus</u> ⁽¹⁾⁽⁴⁾⁽⁵⁾	CLT, CMT, CHT, PDA ⁽⁶⁾	Maximum of 10 consecutive days and no more than 21 days per year.
<u>Seasonal Use</u> ⁽¹⁾⁽³⁾⁽⁴⁾⁽⁵⁾ defined as Farmers Market and like uses	BT, HHSD, CLT, CMT, CHT, PDA ⁽⁶⁾	Between May 1 st and November 30 th . Maximum of 2 consecutive days and no more than 1 event per week.
<u>Holiday Sales</u> ⁽¹⁾⁽⁴⁾⁽⁵⁾ such as Christmas tree sales, Halloween pumpkin sales, and other like uses	BT, HHSD, CLT, CMT, CHT, PDA ⁽⁶⁾	Maximum of 42 days per year per this general use category.
<u>Temporary outdoor sale</u> ⁽¹⁾⁽³⁾⁽⁴⁾⁽⁵⁾ defined as any temporary outdoor use that is not classified as a special event, seasonal use, holiday sales, or food vendor	BT, HHSD, CLT, CMT, CHT, PDA ⁽⁶⁾	Maximum of 120 days per year per tax parcel. This excludes accessory outdoor sales of 120 square feet or smaller, which is applicable to the current stores in the Village of Lansing
<u>Stationary Food Vendor</u> ⁽¹⁾⁽²⁾⁽⁴⁾⁽⁵⁾ defined as food vendors with temporary structures that are stationary at one location	BT, HHSD, CLT, CMT, CHT, PDA ⁽⁶⁾	Maximum of 5 consecutive days and no more than forty two days per year.

CHART REFERENCED IN SECTION(K) OF THE ABOVE LOCAL LAW

CHART REFERENCED IN SECTION (Q) OF THE ABOVE LOCAL LAW

The Chart of Uses shall be as follows:

Uses	Districts								
Additional residential building On single lot	LDR ¹	MDR ¹	HDR ¹	CLT ¹					
Adult Entertainment						CHT**			
Alteration to building or Improved site	LDR ¹	MDR ¹	HDR ¹	CLT ¹	CMT*	CHT ¹	BTD ¹	RSH ¹	HHS ¹
Assisted Living Facility	LDR**	MDR**	HDR**	CLT**		CHT**	BTD**		HHS**
Automotive sales/services/lots						CHT*			
Bank administrative operations				CLT*	CMT*		BTD*		HHS*
Clinic			HDR*	CLT*	CMT*	CHT*	BTD*		HHS*
Commercial assembly soft goods						CHT*	BTD*		
Commercial crop/animal	LDR**	MDR**							
Construction sales/storage						CHT*			
Employee Cafeteria food and Beverage				CLT ¹	CMT ¹	CHT ¹	BTD ¹	RSH ¹	HHS ¹
Government buildings			HDR*	CLT*	CMT*	CHT*	BTD*		HHS*
Group residential			HDR*						
High Traffic Food and Beverage					CMT**	CHT*	BTD*		HHS*
Home occupation	LDR**	MDR**	HDR**	CLT**	CMT**	CHT*			
Hospital						CHT*			HHS*
Indoor recreation/club			HDR*	CLT*	CMT*	CHT*	BTD*		HHS*
Large equipment						CHT*			
Light industry/manufacturing							BTD*		
Low Impact Technology				CLT*	CMT*		BTD*		HHS*
Low Traffic Food and Beverage					CMT*	CHT*	BTD*		HHS*
Medical laboratory							BTD*		HHS*
Members only fuel station									
Mixed use				CLT**	CMT**	CHT**	BTD**		HHS**
Mobile home	LDR**								
Motel/hotel						CHT*	BTD*		HHS*
Multiunit residential building (only in sewered areas)			HDR	CLT**			BTD*		HHS*
Museums/public buildings			HDR*	CLT*		CHT*	BTD*		HHS*
Natural Parks	LDR	MDR	HDR	CLT	CMT	CHT	BTD	RSH	HHS
Office/studio/service			HDR**	CLT*	CMT*	CHT*	BTD*		HHS*
One-unit residential building	LDR	MDR	HDR	CLT					
Outdoor recreation/club	LDR*	MDR*	HDR*	CLT*			BTD*		HHS*
Pharmacy							BTD*		HHS*
Redevelopment on larger pre-existing non-conforming use currently in operation in CLT zoning				CLT**	CMT**				
Religious facility	LDR*	MDR*	HDR*	CLT*	CMT*	CHT*			
Research/design/prototype Production							BTD*	RSH*	
Sales/repair/maintenance						CHT*			
Schools	LDR*	MDR*	HDR*	CLT*	CMT*	CHT*	BTD*		HHS*
Small Scale Sales					CMT*	CHT*	BTD*		HHS*
Special Care Facility	LDR**	MDR**	HDR**	CLT**		CHT**	BTD**		HHS**
Temporary commercial activities	See section 145-58-C								
Temporary non-commercial activities				CLT	CMT	CHT	BTD	RSH	HHS
Theater/nightclub/discotheque						CHT*			
Transportation services						CHT*	BTD*		
Two-unit residential building	LDR	MDR	HDR	CLT					
Undertaking			HDR*						
Utility service underground	LDR	MDR	HDR	CLT	CMT	CHT	BTD	RSH	HHS
Utility transmission/ Storage/plants	LDR*	MDR*	HDR*	CLT*	CMT*	CHT*	BTD*	RSH*	
Warehousing/storage/distribution						CHT**	BTD**		

NOTES:

* Indicates use is permitted with Special Permit: general conditions.

** Indicates use is permitted with Special Permit: general and additional conditions for certain special permit (145-60).

¹ Indicates use is permitted with additional conditions.(145-58)

Uses within Planned Development Areas should be referred to in their respective district regulations