

## Agenda

**Village of Lansing  
Planning Board and Board of Trustees Joint Meeting  
In Person and Online via  
Zoom Videoconferencing/Teleconferencing\*  
2405 N. Triphammer Rd.  
Ithaca, NY 14850  
January 13, 2025 @ 7:30pm**

7:30 Call to Order

Public Comment Period

Discuss Plan for Updating the Code

-Hire General Code or continue in house

-Cleaning up our Code language with the goal of updating and verifying consistency (Chart of Uses).

-Finishing the Tree Law updates

-STR (Short-Term Rentals). NYS Chapter 672-A bill was acted on which subjects short-term rentals to the collection of sales tax and any applicable occupancy tax, and creates **county-based registration systems** for such rental properties.

-Discuss Proposed Local Law A (2025)-A Local Law Amending the Village of Lansing Chapter 125: Subdivision of Land to Include Provisions for Lot Line Adjustment

-BESS (Battery Energy Storage Systems).

Comprehensive Plan Update

Mayor's Comments

General Discussion

Adjournment

\*Next Joint Meeting will be July 21, 2025 at 7:30pm

\*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).

## **PROPOSED LOCAL LAW A (2025)**

### **A LOCAL LAW AMENDING THE VILLAGE OF LANSING CHAPTER 125: SUBDIVISION OF LAND TO INCLUDE PROVISIONS FOR LOT LINE ADJUSTMENT**

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

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

It is the intent and purpose of this Local Law to create a distinction between a subdivision of land, which is subject to full scrutiny, review, and approval by the Village Planning Board, and a lot line adjustment between adjoining owners for which the Village wishes to create standards and a procedure that will allow consideration and approval of a lot line adjustment with minimal burdens imposed upon the involved property owner(s).

#### **SECTION II.           AUTHORITY.**

This Local Law is enacted pursuant to the Municipal Home Rule Law and Article 7 of the Village Law of the State of New York.

#### **SECTION III.         AMENDMENTS.**

1. Chapter 125 (entitled “Subdivision of Land”) of the Village of Lansing Code is hereby amended to add or modify the following definitions to Section 125-2:

**Lot Line Adjustment** – the change of property lines of adjacent parcels which does not result in the creation of additional lot(s), nor creates a zoning deficiency in either lot.

2. Chapter 125- \_\_ entitled “Lot Line Adjustment” is hereby added to read:

A. Criteria for Lot Line Adjustment.

- (1) Lot line adjustments may be granted by the Village Code and Zoning Officer, without the need for Planning Board review or approval, where the following conditions and requirements are met.
- (2) The proposed lot line adjustment:
  - i. Would not create an additional lot.
  - ii. Would not create a non-conforming parcel or cause any other parcel to become non-conforming.
  - iii. Would comply with all applicable zoning requirements as to distances from parcel boundaries and setbacks, and applicable New York State Department of Health regulations that pertain to wells and septic systems.
  - iv. Would not create the need for a new street.
  - v. Would not create the need for new, modified or additional public

improvements (such as water or sewer infrastructure).

vi. Does not create or maintain land locked parcels.

- (3) No more than two (2) lot line adjustments on a tax map parcel may be requested per calendar year.
- (4) A lot line adjustment may include the consolidation of two or more parcels, provided that ownership of the parcels is identical, and all above criteria are met.

B. The application for Lot Line Adjustment shall include:

- (1) A Lot Line Adjustment application on the form provided by the Village Code and Zoning Officer.
- (2) A survey map of all parcels affected by the proposed adjustment, showing all existing buildings, the location of existing utilities or other easements or rights and, where applicable, the location of the wells and septic systems of the parcels involved. The map shall show the existing lot lines and location of the proposed new lot lines, and existing and proposed setbacks and distances to existing buildings.
- (3) Copies of the deeds to the properties in their current configuration, a proposed deed for the parcel to be conveyed as a result of the lot line adjustment and metes and bounds descriptions of the properties in their present configurations and in the proposed new configurations.
- (4) Payment of such fee or fees as established by the Village Board of Trustees for an application for lot line adjustment.

C. Procedure for Lot Line Adjustment

- (1) Upon submission of a complete application, the Village Code and Zoning Officer shall determine whether the application meets all the requirements set forth in this section.
- (2) The Village Code and Zoning Officer may request additional information or documentation to make the determination.
- (3) If the proposed lot line adjustment meets all requirements of this section, the Village Code and Zoning Officer shall grant the lot line adjustment.
- (4) If the Village Code and Zoning Officer determines that lot line adjustment does not meet all requirements of this section, the application shall be denied. In such an instance, the applicant may proceed with a subdivision application pursuant to Village Code, and review by the Planning Board and Board of Zoning Appeals, as necessary.
- (5) If the lot line adjustment is granted, the applicant shall record the deed affecting the lot line adjustment and file the survey map with the Village Code and Zoning Officer's signature of approval with the Tompkins County Clerk Office within 60 days of the approval date shown on the map or plat.

#### **SECTION IV. 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 V.           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 VI.           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.