

TOWN OF LANSING LOCAL LAW NO. 10 OF 2016

A LOCAL LAW AMENDING § 1610 OF THE TOWN OF LANSING LAND USE ORDINANCE AND THE PROVISIONS OF LOCAL LAW NO. 1 OF 2013, REGARDING THE APPROVAL AND FINAL DEVELOPMENT PLAN OF THE VILLAGE CIRCLE - VILLAGE SOLARS PDA

By Resolution dated November 16, 2016, the Town Board of the Town of Lansing hereby adopts the following local law and, accordingly, be it enacted by the Town Board of the Town of Lansing as follows:

Section 1. Amendments Land Use Ordinance § 1610 and Final Development Plan Approval reflected in Local Law No. 1 of 2013.

The following amendments to said § 1610 be and hereby are effected and approved:

- a. § 1610(2)(a)(2) shall be amended from permitting up to 18 units per building to allowing up to 24 units per building.
- b. § 1610(2)(a) is amended by adding a new subdivision (7) as follows: "7. Utility and utility-related infrastructure relating to the provision of utilities and services to the PDA and general distribution needs in the Lansing area, including specifically the utility structures proposed and requested by NYSEG proposed near the north end of Village Place, as shown on the updated site drawings entitled "Revised Village Solars PDA, September 2016," dated September 2016 (the "Updated PDA Site Drawing"), are hereby approved. Any other future siting of such utility facilities and the approval of any other utility buildings or infrastructure shall be approved by the Planning Board by site plan review as provided in § 1610(2)(b)(10).
- c. § 1610(2)(b)(7) shall be amended to clarify and list that up to 20 one bedroom and micro-unit apartments may be a part of the Community Center, such that such subsection shall now read: "7. One Community Center Building, which may contain any of the uses allowed in § 1610(2)(a) above, and which Community Center may also contain self-service laundry facilities, restaurants, and up to 20 one bedroom and micro-unit apartments."
- d. § 1610(2)(b)(10) is added to read: "Utility buildings and structures, other than service lines typical to commercial and residential uses, whenever the same shall be located above ground and require or cause land disturbance greater than 100 ft², land area usage greater than 100 ft², or a shed, cabinet, housing, or other structure in excess of 100 ft². The utility infrastructure already approved by § 1610(2)(a)(7) shall be subject to site plan review, regardless of size, if substantially relocated from the areas where approved."
- e. § 1610(5) shall be amended to permit up to 502 total units.
- f. § 1610(6)(a) is amended to reduce adjacent parking requirements for buildings from 1.5 spaces per unit to 1.25 spaces per unit.
- g. § 1610(6) shall be amended by adding a new subdivision (i) as follows: "(i) Up to three additional parking lots, as shown in the Updated PDA Site Drawing, are permitted so long as the same are made from permeable surfaces and the locations thereof, and facilities therefor, are approved by

the Planning Board by site plan review. Additionally, parking near the Community Center (Building F) may be paved or otherwise improved as required or desired to facilitate parking and access to such facility.”

h. § 1610(11) shall be amended by removing the existing text, as Phase I and the required water and sewer improvements have been completed and are now functional and working, and replaced with the following: “11. No increase in the number of units, nor any additional units or buildings or uses, shall be permitted without first considering: (i) the availability of water from the Consolidated Water District, including ensuring that capacity and pressures are sufficient to provide service and not interfere with service in other areas; (ii) sewer capacity is available and is within the limits and capacities of the municipalities to transport and treat under a certain “Intermunicipal Wastewater Transportation and Treatment Agreement,” dated March 8, 2010, by and between the Town of Lansing and the Villages of Lansing and Cayuga Heights; and (iii) all changes are examined appropriately and meet all requirements of stormwater review and control, including compliance with the Town’s Stormwater Local Law and the requirements of any New York SPDES permits issued, including the conditions thereof.

i. § 1610(12) be and hereby is amended by changing the 2-year infrastructure build-out requirement in sub-clause (i) to 5 years, to match the Community Center build-out requirement listed in sub-clause (ii).

j. § 1610(14) is amended to read: “14. The March 20, 2013 and the Updated PDA Site Drawing, as well as the updated PDA project proposals and site maps outlining the proposed phasing of the project, the project build-out and site features, are hereby approved, and the improvements and facilities thereupon noted be and are hereby approved, authorized and allowed, including as part of the Final Development Plan, as updated and amended, but in all cases subject to the requirements of § 1610 of the Town’s Land Use Ordinance, as amended from time to time, any future site planning approvals and conditions, all permit conditions, and all stormwater requirements, each where applicable or as required;”.

Section 2. Effective Date.

This local law shall take effect immediately.