

## Agenda

**Village of Lansing  
Board of Trustees Meeting  
In Person and Online via  
Zoom Videoconferencing/Teleconferencing\*  
2405 N. Triphammer Rd.  
Ithaca, NY 14850  
March 17, 2025 @ 7:30pm**

7:30 Call to Order

Public Comment Period

Approve Minutes from March 3, 2025

7:35 Public Hearing on Proposed Local Law B (2025)-Local Law for Rezoning  
the New Parcel C-Minor Subdivision of the Borg Warner Lot

-SEQR

-Adopt as Local Law 2

Finalize 2025-26 Budget and Set Public Hearing

Mayor's Comments

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](mailto:clerk@vlansing.org).

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

### **AMENDMENT OF THE VILLAGE OF LANSING CODE/ZONING LAW TO REZONE AN EXISTING PORTION OF THE BUSINESS AND TECHNOLOGY DISTRICT LOCATED ON BOMAX DRIVE 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 Code change is to amend the Village of Lansing Zoning Law and Zoning Map to re-zone a portion of the Business and Technology District (“BT”), being Village of Lansing tax parcels # 44.1-1-53.32 and 44.1-1-53.31 (owned by BorgWarner Ithaca, LLC) into the High-Density Residential District (“HDR”). The parcels in question border Bomax Drive to the south, Medium Density Residential (“MDR”) parcels along Nor Way to the west, tax parcels # 44.1-1-53.13, 44.1-1-53.121 and 44.1-1-53.12 to the north (being part of the BT District, owned by BorgWarner Ithaca, LLC), and tax parcel #44.1-1-53.11 to the east (being part of the BT District, owned by BorgWarner Ithaca, LLC). The re-zoning of these parcels is intended to allow for continuation of the contiguous HDR District on the south side of Bomax Drive directly across from the affected parcels and provide a buffer between the MDR and BT Districts. The proposed re-zoning action is consistent with the Village Comprehensive Plan and compatible with the surrounding land uses.

#### **SECTION II. AMENDMENT.**

The Village of Lansing Zoning Law and Zoning Map are hereby amended to re-zone a portion of the Business and Technology District, specifically being Village of Lansing tax parcels # 44.1-1-53.32 and 44.1-1-53.31 (BorgWarner Ithaca, LLC) into the High-Density Residential District.

#### **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.

**VILLAGE OF LANSING BOARD OF TRUSTEES RESOLUTION  
FOR THE SEQR REVIEW OF PROPOSED LOCAL LAW B (2025)**

**WHEREAS:**

A. This matter involves consideration of the following proposed action: To amend the Village of Lansing Zoning Law and Zoning Map to re-zone a portion of the Business and Technology District (“BT”), being Village of Lansing tax parcels # 44.1-1-53.32 and 44.1-1-53.31 (owned by BorgWarner Ithaca, LLC) into the High-Density Residential District (“HDR”). The parcels in question border Bomax Drive to the south, Medium Density Residential (“MDR”) parcels along Nor Way to the west, tax parcels # 44.1-1-53.13, 44.1-1-53.121 and 44.1-1-53.12 to the north (being part of the BT District, owned by BorgWarner Ithaca, LLC), and tax parcel #44.1-1-53.11 to the east (being part of the BT District, owned by BorgWarner Ithaca, LLC). The re-zoning of these parcels is intended to allow for continuation of the contiguous HDR District on the south side of Bomax Drive directly across from the affected parcels and provide a buffer between the MDR and BT Districts. The proposed re-zoning action is consistent with the Village Comprehensive Plan and compatible with the surrounding land uses.

B. On Mach 17, 2025, 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 a Type I Action in accordance with SEQR; (ii) thoroughly reviewed the Full Environmental Assessment Form (the “Full 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 Full EAF, Part II; and

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

1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Full EAF, Part1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (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 Full EAF, Part 2 (and, if applicable, Part 3), 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 Full EAF Determination of Significance confirming the foregoing **Negative Declaration**, which fully completed and signed Full EAF shall be attached to and made a part of this Resolution.

or

1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Full EAF, Part 1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (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 Full EAF, Part 2 (and, if applicable, Part 3), 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 the Full EAF Determination of Significance confirming the foregoing **Positive Declaration**, which fully completed and signed Full EAF shall be attached to and made a part of this Resolution.

## **VILLAGE OF LANSING BOARD OF TRUSTEES RESOLUTION**

### **REGARDING THE ADOPTION OF PROPOSED LOCAL LAW B (2025)**

#### **WHEREAS:**

- A. This matter involves consideration of the following proposed action: Adoption of Proposed Local Law B (2025), to be designated Local Law 2 (2025) upon adoption, to amend the Village of Lansing Zoning Law and Zoning Map to amend the Village of Lansing Zoning Law and Zoning Map to re-zone a portion of the Business and Technology District (“BT”), being Village of Lansing tax parcels # 44.1-1-53.32 and 44.1-1-53.31 (owned by BorgWarner Ithaca, LLC) into the High-Density Residential District (“HDR”). The parcels in question border Bomax Drive to the south, Medium Density Residential (“MDR”) parcels along Nor Way to the west, tax parcels # 44.1-1-53.13, 44.1-1-53.121 and 44.1-1-53.12 to the north (being part of the BT District, owned by BorgWarner Ithaca, LLC), and tax parcel #44.1-1-53.11 to the east (being part of the BT District, owned by BorgWarner Ithaca, LLC). The re-zoning of these parcels is intended to allow for continuation of the contiguous HDR District on the south side of Bomax Drive directly across from the affected parcels and provide a buffer between the MDR and BT Districts. The proposed re-zoning action is

consistent with the Village Comprehensive Plan and compatible with the surrounding land uses; and

B. On March 3, 2025, the Village of Lansing Board of Trustees preliminarily discussed the purposes and intent of Proposed Local Law, and thereupon scheduled a public hearing for March 17, 2025; and

A. On March 17, 2025, the Village of Lansing Board of Trustees held the public hearing regarding this proposed action, and thereafter discussed and reviewed (i) Proposed Local Law, (ii) all other information and materials rightfully before the Board, and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations; and

B. On March 17, 2025, 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 a Type 1 Action in accordance with SEQR; (ii) thoroughly reviewed the Full Environmental Assessment Form (the "Full 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 Full EAF Part II; and

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

The Village of Lansing Board of Trustees hereby adopts the attached Proposed Local Law B (2025) to be designated Local Law 2 (2025).