

2026–  
2036

# Village of Lansing Comprehensive Plan



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## **VILLAGE OF LANSING 2026–2036 COMPREHENSIVE PLAN**

### **Message from Mayor Ronny Hardaway**

Welcome to the 2026 Village of Lansing Comprehensive Plan. This is our Village’s fourth comprehensive plan since our first plan was adopted in 1999. This plan provides a long-range vision and roadmap for our village’s future development; thereby guiding decisions on our land use, infrastructure, economic development, and how to achieve community goals and aspirations in a strategic and sustainable way. The plan establishes a foundation for informed decision-making on zoning ordinances and capital improvement plans, ensuring that future growth and changes enhance our community’s quality of life and preparing for and adapting to environmental, societal, and economic change.

The Village’s planning outlook is based on resident and business input, available resources, and current demographic and legal trends to guide future growth decisions. The authors gathered and incorporated a wide range of perspectives—reflecting the history of our Village, the recent accomplishments of Village staff and leadership, and our forward-looking goals for the decade ahead. They conducted a multi-month survey of both residents and businesses to better understand the needs and expectations of Village constituents, and the results of the responses are presented in Chapter 3, “Input from Village Residents and Businesses.”

The Comprehensive Plan proposes strategies to focus on updating Village zoning codes, strengthening multimodal transportation, expanding walkability and bike access, supporting affordable and energy-efficient housing, facilitating improvements and planned growth in the Village’s commercial districts, and coordinating closely with neighboring municipalities. Across all efforts, the Village should seek to preserve its neighborhoods’ character, protect natural resources, expand green spaces and connectivity, and apply land-use tools to promote sustainable development and climate resilience.

Looking ahead to the next decade, the Comprehensive Plan proposes proactive and methodical approaches to planning, developing, maintaining, and improving its built environment to promote safety, sustainability, economic development, preserve the natural environment, and equitably meet current and future community needs. The plan also recommends preparing for increased housing, economic development, municipal services, community facilities, and all transportation modes.

The plan concludes with suggestions for strengthening the Village’s unique identity within the broader Ithaca urban area and fostering a more cohesive sense of community among residents. This Comprehensive Plan’s data-informed, long-range roadmap will guide the vision and challenging work of the Village of Lansing government to support and protect our residents, our businesses, and our Village.

## CHAPTER 1

### PLANNING FOR LAND USE IN THE VILLAGE OF LANSING

#### HISTORICAL PERSPECTIVE

In 1791, the first European settlers arrived in the region that was then part of Onondaga County. Tompkins County was created in 1817 and the Town of Lansing was formed at the same time when it was split off from the Town of Genoa. The area was originally mostly farmland until the construction of Route 13 in the early 1960s, which made it easier to get from the City of Ithaca to the area around the intersection of Route 13 and North Triphammer Road. This also made the area very attractive for commercial development. Within a decade, three shopping malls were constructed near this intersection. The lack of any land use regulations in the Town of Lansing enabled this rapid development and residents in the area organized a campaign to force a referendum to establish a separate village. That referendum was successful, and the State of New York chartered the Village of Lansing in December 1974 making it one of the youngest Villages in the State of New York. The boundaries of the Village were set by the original Lansing Water District #1. The area of the Village is 4.6 square miles. With a population of 3,648, it ranks in the middle size of New York villages.

The first order of business for the new Village was to establish land use regulations. The new Village government adopted a comprehensive zoning law and appointed a planning board to guide further development under this new law. The day-to-day oversight and enforcement of the zoning law is carried out by the Village Code and Zoning Enforcement Officer who was also appointed at that same time. The law established a commercial area that was divided into High Density and Low Density and resident areas that were divided into High Density Residential (apartment complexes and high density condominiums), Medium Density Residential (mostly single family houses on smaller lots) and Low Density Residential (mostly single family houses on larger lots). Later, an agricultural district was established in the northern part of the Village. With substantial input from local residents, as well as study data and analyses of Village resources and problems, the Planning Board prepared and adopted a General Plan in 1979 and updated it in 1994.

In 1999, the Village adopted its first Comprehensive Plan, pursuant to the procedures and requirements set forth in NY Village Law Sec. 7-722. That plan was reviewed, updated, and adopted in 2005. In 2015, the Village adopted a ten year Comprehensive Plan spanning from 2015-2025.

This new update of the Comprehensive Plan provides a vision for the Village for the near future and is divided into five chapters. Chapter 1 covers planning for land use in the Village. Chapter 2 describes the existing conditions, resources and trends. Chapter 3 provides input from Village residents and businesses. Chapter 4 outlines the implications for planning. Chapter 5 lists

planning goals for the next ten years. The Appendix includes maps, demographic data, survey results, Village publications, works cited and references. The format of this plan follows the previous Comprehensive Plan which was a very useful and important document for the Village. The current plan reflects the hard work of the Comprehensive Plan Committee and the Village Government and staff.

## **A VILLAGE COMMITTED TO PLANNED DEVELOPMENT**

The importance of our Village history cannot be overstated: the Village of Lansing was founded for the sole purpose of creating a government that would adopt a zoning ordinance and establish regulations for land use and development. The residents wanted reasonable regulations to preserve the integrity of residential areas and control the location, extent, quality, and appearance of commercial and high-density residential development in their Village. This concept still guides Village decision making.

## **A CHANGING VILLAGE ENVIRONMENT**

The Village has grown in many positive ways since our last comprehensive plan update in 2015. Infrastructure projects and improvements have addressed concerns raised in the 2015 and earlier plans. Today, emerging demographic and economic trends suggest new directions for planning as outlined herein.

## **NOTABLE IMPROVEMENTS AND ACCOMPLISHMENTS SINCE 2015**

The Village of Lansing continues to have one of the lowest tax rates in New York State for the services that we supply. Our regular road repaving work keeps the Village of Lansing pothole free. As local drivers know, the Village of Lansing is unique in this regard in the local region. The Village long-range infrastructure maintenance program carries out upgrades in a planned way. This maintenance approach is far less expensive than the cost of reconstruction. *See Appendix C: Tables 1 and 2, Village of Lansing Budget History.*

The past ten years have been busy and productive for the Village Department of Public Works (DPW). The Village added or repaired more than:

- 11,420 linear feet of storm sewer
- 5,550 linear feet of sidewalks
- 5,545 linear feet of streetlights
- 3,400 linear feet of water main
- 3,175 linear feet of walking trails
- 1,300 linear feet of roads
- 900 feet of water-control ditches

Perhaps the biggest undertaking of the last decade was the Cayuga Heights Road, Twin Glens, and East Shore Drive Sanitary Sewer Benefit Area Expansion Project. This \$4.6 million project extended sewer service down the length of Cayuga Heights Road, up Route 34 and into the Town of Lansing and consisted of approximately 14,000 feet of new sanitary sewer and two lift stations that connect the Town of Lansing Sewer District #1 to the Village of Lansing Cedar Lane Collection system. Sections of the 8-inch sewer main were replaced along Northwood Road from Coventry Walk to Yardley Green.

The Village also replaced old failing water mains that dated back to the early 1950s. Nearly 6,000 feet of 10-inch water main was replaced on Dart Drive and Graham Road with new copper water services under the road including new shutoffs and fire hydrants. In 2022, approximately 6,000 feet of new 10-inch water main was replaced from Dart Drive to the Village of Lansing limits near Borg Warner including Brown Road to the Airport ground tank located on Brown Road. The completion of these two projects ensures continuity for the Village of Lansing customers and the supply to the Airport ground tank for years to come. In 2024, the Village also repaired the foundation of the Airport ground tank while pressure washing the outside. The Village installed a new water main down Catherwood Road from North Triphammer Road to the Loop Road at the Shops at Ithaca Mall. The Village replaced the water main along Bush Lane from North Triphammer Road to Millcroft Way and extended the water line on Cinema Drive and Sheraton Drive.

The Department of Public Works staff built a materials storage shed on the Village campus to protect valuable assets, performed a federally mandated inventory of all public-side lead service line issues, repaved several trails, maintained Village parks and roadsides, and provided winter salting and snow removal.

The Village installed sidewalks along Sheraton Drive, Uptown Road, Oakcrest Road, North Triphammer Road, Pyramid Drive, Northwoods Road, Dart Drive, Graham Road West, and from Dankert Park to Warren Road. We now have approximately six miles of sidewalks and trails.

The Village park system has been expanded and improved. All parks now have signs and benches. Most importantly, the Village created its flagship park, the Donald and Marion Hartill Park on 24 acres of the former Dart Farm. Its facilities include: a pavilion, two playgrounds, soccer field, half basketball court, park benches, and walking trails. The DPW installed amenities in Ned Hickey Park located at the corner of Craft Road and Leif's Way. The installations were the culmination of plans by Greenway Committee members and the DPW staff that began in the fall of 2022. The park grounds were cleared, and a stormwater line was installed at the northwest corner of the park. After the ground and stormwater work, the Village installed a pavilion, a half basketball court, a park bench, a paved walkway, and off-street parking spaces.

Since 2015, the Village has added 60 single-family residences, 3 duplexes (6 units), 20 multi-family units in smaller buildings, and 210 units in larger apartment complexes. The duplexes are

located on East Shore Drive and Dart Drive. The smaller apartment buildings are part of Lansing Meadows and on Uptown Road. The larger apartment complexes are on Cinema Drive and Bomax Drive.

## **A NEW COMPREHENSIVE PLAN**

The process of updating and amending the Village of Lansing Comprehensive Plan began in 2024. Early in 2024, the Board of Trustees created the current Comprehensive Plan committee, consisting of two Trustees, one Planning Board member, and one interested resident, to incorporate newly available census data and to collect survey data that could be used to determine the direction and issues to be addressed by an updated plan.

The committee began by surveying its residents and businesses through two separate online surveys that were also available in paper. The Committee held a series of meetings over the course of the next eighteen months. In June 2025, the Committee shared a draft of the new Comprehensive Plan with the Board of Trustees, the Planning Board, and Village employees for comment. A joint meeting was held on July 21, 2025, to discuss recommendations and incorporate suggestions. After additional updates and edits, a final draft was made available to the public, and the Board of Trustees held a public hearing on the proposed plan. This new Comprehensive Plan was adopted on March 2, 2026.

It is the intention of the Board of Trustees and the Planning Board that this Comprehensive Plan be reviewed and updated again in 10 years or sooner if necessary.

Special thanks to Deputy Mayor and Committee Chair, Carolyn Greenwald, and Committee members Kathleen Yen, Board of Trustees; Lorraine Capogrossi, Planning Board; Jodi Dake, Village Clerk/Treasurer; and Susan Lustick, Village resident, for their hard work in creating this 10-year plan. We want to also acknowledge the information and feedback provided by Mayor Haradway, Village Department of Public Works Supervisor John Courtney, Village Code Enforcement Officer Mike Scott, Village Clerk/Treasurer Jodi Dake, the Village Greenway Committee members; the members and liaisons of the Climate Smart Community Taskforce and the community members, residents, and business owners who provided valuable input. It was a joint effort.

## CHAPTER 2

### EXISTING CONDITIONS, RESOURCES AND TRENDS

#### ENVIRONMENT AND NATURAL RESOURCES

##### Location

The Village is located just north of the geographical center of Tompkins County. At 4.6 square miles, it is among the largest Villages in New York in terms of area. The Village is bordered on the south by the Town of Ithaca and the Village of Cayuga Heights, on the West by Cayuga Lake and small slivers of the Town of Lansing, on the north by the Town of Lansing, and on the east by the Town of Dryden.

##### Surface Geology and Soil

Soil depth to bedrock in the Village is relatively shallow. *See Appendix A: Map 1.* Depths of less than 4 feet prevail along the shores of Cayuga Lake, near and north of the North Triphammer Road/Bush Lane and running west along Burdick Hill Road, near and around the Ithaca Tompkins International Airport and Cornell University's Business and Technology Park, and along portions of the Uptown Road corridor. Depths of greater than 5 feet occur in areas east of Warren Road and north of Bush Lane. Depths of between 4 and 5 feet predominate in the rest of the Village. Clay-like soils, such as those found around the Village can have slow permeability rates which can impact septic system functionality. *See Appendix A: Map 2.*

##### Climate

The Village enjoys a temperate climate of four distinct seasons, which are modulated by the proximity of Cayuga Lake. In recent years, summers have become hotter and more humid, winters have become more unpredictable, and some precipitation events have become more severe. These conditions seem to reflect climate changes observed throughout our country and around the globe. It is difficult to predict how these climate changes will evolve and what impact they will have on the environment and infrastructure of the Village and the safety of its residents.

#### NATURAL TOPOGRAPHY

##### Slopes

Slopes of less than 15% are optimal for development. Development on slopes of 15% or more is problematic, and development on slopes greater than 25% should be discouraged entirely. Slopes of 1-15% are the norm in areas east of Cayuga Heights Road and Route 34. Slopes of 15-25% predominate in areas west of Cayuga Heights Road, Route 34, and Blackchin Boulevard. Slopes of 25% or more line the shore of Cayuga Lake. *See Appendix A: Map 3.*

**Surface Water and Wetlands** The entire Village lies within the Cayuga Lake Watershed. The Village is traversed by more than a dozen minor streams. The US Department of the Interior National Wetlands Inventory, which maps wetlands of over one acre, indicates that the Village

contains approximately 6.5 acres of wetlands--about 2.2% of Village land area. Most of these wetlands are concentrated in the eastern half of the Village and include several ponds. The New York State Freshwater Wetlands Act of 1975 charges the State's Department of Environmental Conservation (DEC) with mapping and regulating wetlands covering at least 12.4 acres and smaller wetlands of unusual importance. The DEC inventory identifies one large wetland area northeast of the Ithaca Tompkins International Airport and entirely within the Village. Part of another DEC wetland is located in the southeast corner of the Village and is part of the larger complex of wetlands that comprise Sapsucker Woods. Wetlands boundaries are not static. Consequently, DEC mapping also flags "wetland check zones" for the benefit of developers and planners.

The DEC maps available on the New York State DEC Environmental Resource Mapper are only used as guidelines. Any project involving wetlands will require an application to the Department of Environmental Conservation who will provide wetland classifications within a designated property. A professional engineer will need to provide a wetland delineation and work with the DEC for setback requirements.

### **Flood Plan Hazard Areas**

The most recent Tompkins County Planning Department (TCPD) Flood Hazard Zones Map shows two small 100-year floodplains within the boundaries of the Village. *See Appendix E: Work Cited.* The TCPD information is based on the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Maps, which undergo periodic revision to reflect the dynamic boundaries of floodplains.

### **Woodlands**

Undeveloped areas of the Village are dotted with woodlands. Large tracts of woodlands are found west of Cayuga Heights Road; on the old Dart Farm properties that run from the rear property lines of homes on the north side of Dart Drive to Northwoods Drive, some of which is now part of the Donald and Marian Hartill Park, in the area south of Lansing Trails II between Churchill Drive and Coventry Walk.

### **Other Notable Natural Features**

Cayuga Lake, which borders the Village on the west, is one of our most important natural resources. It dominates the natural environment of the Village and enhances its economic potential and the recreational opportunities available to its residents.

The Tompkins County Environmental Management Council (EMC) has identified seven "Unique Natural Areas" wholly or partially within the Village. Five of these are cliff and slope areas along the Cayuga Lake shore; one is an area including the wetlands and ponds near the Ithaca Tompkins International Airport; and one is the Sapsucker Woods area which extends into the southeast corner of the Village *See Appendix A: Map 4.*

Route 34, which runs through the Village along and overlooking Cayuga Lake, is part of a state-designated “scenic byway.”

## DEMOGRAPHIC DATA

The 2010 and 2020 U.S. Decennial Census data and the Tompkins County 2023 Village Profile provide a general overview and profile of the people living in the Village including families and living arrangements, health, education, employment, income and poverty, and housing data. Additional data compiled by Village of Lansing staff, data from Tompkins County Departments (Assessment, Planning & Sustainability, and Youth Services) the Child Development Council of Tompkins and Cortland Counties, the NYS Office of Family and Children Services, the 2022 Housing Snapshot, and the 2025 Living Wage Study provide additional information. The following demographic and socioeconomic conditions, trends, data and challenges are based on information from these sources and the sources listed in Appendixes B and E.

**Population** The population of both Tompkins County and the Village of Lansing NY continues to increase. According to the 2010 and 2020 U.S. Census Decennial data, the population in the Village of Lansing, increased slightly from 3,529 in 2010 to 3,648 in 2020, a 3.37% increase. This mirrors past growth as the Village population also grew 3.3% from 2000 to 2010. The median age has decreased and noticeably the number of young children and teenagers in the Village has increased while the older population has decreased, especially over the age of 85.

**Median Age:** The median age decreased from 34.8 years in 2010 to 29.4 years in 2023.

**Older Adults: (65 years and older):** The older adult population (65 years and older) decreased from 418 (11.9%) in 2010 to 344 (9%) in 2023.

**Youth:** The number of Village youth under 18 years of age increased from 505 (14.4%) in 2010 to 615 (16%) in 2023. The under 5-year old Village population increased from 240 (6.9%) to 286 (7.5%). Census data reports that, of the 16% of youth under 18 years of age, 7.5% were under 5 years, 6.5% are 5 to 14 years, and 2.1% are 15 to 17 years. The Tompkins County Youth Services Department reported an increase in the under 5 years age group for the Village (227 in 2020 to 286 in 2023). This is higher than the County’s under 5-year-old population of 3.6%.

**Veterans** account for 3.8% of the Village population, higher than that reported by the Tompkins County (2.9%). There was an overall decrease in the Village veteran population from 184 (6.1%) in 2010, to 123 (3.8%) in 2023.

**Language:** English was reported to be the dominant language reported spoken at home - (68.8%) in 2023 compared to 60.2% in 2010. In 2023, approximately 31.2% Village individuals reported a language other than English spoken at home, greater than NYS (30.7%), the Town of Lansing (15.2%), and Tompkins County (31%).

See Appendix B: Graph 1: Village of Lansing Population; Table 3: Village Population by Age; Table 3: Village Population By Age; Graph 2: Number of Village of Lansing Households; Graphs 3 and 4: Number of Families and Village Youth.

## Health

**Disability:** 2020 U.S. Census estimates show a smaller percentage of the Village population reported a disability (10.7%) compared to Tompkins County (13.7%).

**Health Insurance:** Census estimates show 3.3% of the Village population reported as having no health care insurance coverage compared to 4.8% in NYS, and 5.7% in Tompkins County.

## Education

**Educational Attainment:** 81% (age 25 years and older) hold a bachelor's degree or higher, more than that reported for the NYS (40.6%), or Tompkins County (60.6%). The breakdown reported was: 5.8% - high school or equivalent degree, 7.0% - some college (but no degree), 1.7% - associate's degree, 31.0% - bachelor's degree, and 50% with a graduate or professional degree.

**School Enrollment:** (population 3 years and over enrolled in School): 7.4% - Nursery school, preschool; 37.5% - Kindergarten to 12<sup>th</sup> grade; 13.8% - College, undergraduate; 41.3% - graduate, professional school.

**Family and Living Arrangements** According to census profiles, there was no significant change in the average family size in the Village from 2010 (average family size of 2.82) to 2023 (average family size of 2.87). The 2023 Village average family size of 2.87, is more than Tompkins County (2.75) and less than New York (3.09).

## Income and Employment

The Village's 2023 employment Rate of 69.9% is higher than that reported for Tompkins County (56.9%).

The 2023 median household income reported by the U.S. Census is \$75,901, higher than that reported for the County (\$67,247), and lower than NYS (\$82,095).

Employment industry data indicates that the most important labor industry is educational, health and social services which employs 1,365 out of 3,246 working Villagers. 269 Villagers work in retail trade, and 230 Villagers work in professional, scientific management, administrative, and waste management services. 2,269 workers work in the private sector and 405 work in the public sector.

## Poverty

The percentage of population below the poverty line in the Village increased from 9.4% in 2020 to 15.6% in 2023.

## Employment Status

The population (age 16 years and older) employed in the labor force increased from 1792 (58.9%) in 2010 to 2269 (69.9%) in 2023.

## Employment

The largest employment sector continues to be Education, Health and Social Services (1365), accounting for 60.2% and has grown compared to 55.5% in 2010.

## Wage Growth Trends

The Tompkins County Living Wage 2025 Study reported continued weak wage growth despite low employment and difficulty with worker recruitment and retention. The 2025 “living wage” increased from \$18.45/hour in 2023 to \$24.82/hour in 2025 (a 34.5% increase for a single adult worker living alone in Tompkins County), and the annual livable wage salary increased from \$38,373 in 2023 to \$51,626 (40 hours/week, 2080 hours/year). *See Appendix B: Table 4, Table 6, Graph 7; Appendix E: Tompkins County 2022 Housing Snapshot.*

## Housing and Costs

Information from the Village of Lansing and the U.S. Census data show a continued increase in the number of new residential housing units in the Village from 2000 to 2024, and fluctuations in the types of new residential housing unit structure (e.g. single family, multi-unit) available resulting in more renter-occupied units (72% in 2000; 66% in 2010, 74% in 2023) than owner-occupied units (28% in 2000, 34% in 2010, 26% in 2023) in the Village.

According to the Tompkins County 2022 Housing Snapshot, more households in the Village rented their homes (renter occupied – 63.8% in 2021) than owned their homes (36.2% in 2021) similar to the City of Ithaca, and in contrast to other villages and towns in the County.

According to U.S. Census data, the total number of Village housing units has continued to increase from 1,694 units in 2010 to 2,024 units in 2020, (a 19.5% change), with 1,776 units reported occupied and 248 units vacant in 2020. The number of vacant housing units increased from 61 (3.6%) in 2010, to 248 (12.3%) in 2020.

Building permit information provided by the Village reports 306 new residential housing units in the Village from the period 2011 through 2024. Most of the new residential housing units were multiple dwelling units (230 units or 75%; 2016 through 2024). Single family structures provided 71 units (23%) and duplexes accounted for only 5 units (~2%).

The Tompkins County 2022 Housing Snapshot credited the Village with 8.2% of the County’s new housing units – 33 single-family units, 230 multi-family units – a total of 263 units.

Number of Bedrooms: In 2023, approximately 59.7% of occupied housing units were reported to have 2 or 3 bedrooms, and in 2010, there were 65.6% occupied units with one or two bedrooms.

The Village had a median gross rent of \$1,729 and 60.7% of occupied units rent had a cost of between \$1,500 and \$1,999.

The home ownership rate was reported to be 26.3% with housing values greater than \$200,000.

See Appendix B: Table 5; Appendix E: Tompkins County 2022 Housing Snapshot; US Census.

**Childcare Availability and Costs**

Tompkins County is considered a childcare desert with a shortage of available childcare slots, especially for working families with children under the age of five. The cost of childcare and escalating rental and housing costs create additional financial hardships for workers and impacts worker retention and access to available affordable housing.

An addendum table in the Tompkins County Living Wage 2025 Study reported monthly full-time childcare costs (February 2025) at three area childcare centers (Downtown Ithaca Childcare Center, Ithaca Community Childcare, and Bright Horizons/Cornell Childcare Center) and provided a monthly and annual average as follows:

Infant: \$2,383 monthly average (\$28,600 annual average) Toddler: \$2,186 monthly average (\$26,236 annual average) Preschool: \$1,894 monthly average (\$22,724 annual average).

**Housing Affordability Trends:**

Rents have increased dramatically in the last 10 and 20 years. HUD fair market rents have more than doubled and almost tripled in the past 20 years and have almost doubled in the last 10 years as this Graph demonstrates.

Size of Rental Unit	*2005	*2015	FY 2021	FY 2022	FY 2024	FY 2025
Efficiency	\$585	\$780	\$980	\$1,053	\$1,311	\$1,320
1-Bedroom	\$602	\$957	\$1,048	\$1,127	\$1,434	\$1,489
2-Bedroom	\$705	\$1,146	\$1,269	\$1,365	\$1,664	\$1,702
3-Bedroom	\$853	\$1,588	\$1,619	\$1,743	\$2,056	\$2,051
4-Bedroom	\$885	\$1,593	\$1,812	\$1,851	\$2,229	\$2,353

Data Sources: (\*) Village of Lansing Comprehensive Plan 2015-2025 (for 2005, 2015 Fair Market Rent data)

Tompkins County 2022 Housing Snapshot, Department of Planning and Sustainability, November 2023, Appendix B, page 39 (for FY 2021, FY2022).

HUD (2024, 2025):

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025\\_code/2025summary.od](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.od)

Additionally, the 2025 Tompkins County Living Wage Study reported that the HUD fair market rent for a one-bedroom apartment reached \$1,489 in 2025 after several years of rapid increases, including a 17% increase in 2023. It states that since 2019, the county has experienced a 58% increase in one-bedroom FMR (fair market rent) and a 62% increase in the living wage, but only a 40% increase in the minimum wage and a 25% increase in the average weekly wage.

This creates challenges for workers in Tompkins County. According to the Tompkins County 2022 Housing Snapshot & Tompkins County Living Wage Study nearly half of all workers in Tompkins County make less than a living wage, disproportionately women and people of color, and from 2023 to 2025, the gap between upstate New York State's minimum wage (\$14.20/hour in 2023, and \$15.50/hour in 2025) and a living wage widened. Since, the HUD median rent from 2012 to 2022 in the County rose for all units, and at a faster rate (34.7%) than renter household income (29.8%), this creates real challenges for workers in the Village and County, especially essential services workers such as medical secretaries, childcare workers, administrative assistants, office clerks, teaching assistants, home health aides, retail workers.

Rapidly increasing rents and home prices and a lack of affordable, quality, safe housing (senior, supportive/special, and workforce) options, availability, and production continue to be an ongoing challenge for both the County and the Village. See *Appendix B: Table 5*.

### **Escalating Residential Sale Prices**

The Tompkins County Assessment Department reported that the average and median residential sales prices were relatively flat from 1990 to 2000, hovering around \$100,000 and then showed a significant increase from 2000 to 2023 to over \$300,000.

The Tompkins County 2022 Housing Snapshot reported that one median wage earner would have to spend almost 60% of their income, which is higher than the 30% of income general guideline. See *Appendix E: Tompkins County 2024 Assessment Department Report*.

Increased construction cost, construction loan interest rates, and residential land coupled with a labor shortage, supply chain and trade issues, and uncertainty regarding government funding and government funding for programs, have created additional challenges to meet housing needs.

Affordable quality senior housing options (55 years and older), permanent supportive housing, transitional housing, and emergency housing are growing needs that need to be addressed by the County and the Village. See *Appendix E: Tompkins County Housing Snapshot*.

### **Number of New Housing Units in the Village**

The *Tompkins County 2022 Housing Snapshot* credits the Village with 8.2% of the County's new housing units – 33 single-family units, 230 multi-family units – a total of 263 units.

## Fair Market Rent (FMR)

In the past ten years the FMR for a one bedroom has increased from \$957 to \$1,489. The FMR for a two bedroom has increased from \$1,146 to \$1,702. The FMR for a three bedroom has increased from \$1,588 to \$2,051 and the FMR for a four bedroom has increased from \$1,593 to \$2,353. See *Appendix B: Tables 5,6,7 and Graphs 8 & 9.*

## ZONING

The Village inherited its basic land use structure from the days before its formation, when it was the undifferentiated southern end of the Town of Lansing. The formation of the Village in 1974 was motivated by the residents' concerns over unplanned, unregulated commercial and high-density residential development, particularly along North Triphammer Road near NYS Route 13. Although the Village Zoning Code has been amended several times to meet the changing needs of residents, the Village government remains committed to careful development and strict zoning. See *Appendix A: Map 5.*

### Residential Districts

**High-Density Residential (HDR) Districts** are occupied by apartment and townhome complexes along North Triphammer Road, Bomax Drive, Northwoods/Woodthrush Hollow Roads, Graham Road, Uptown Road and Cinema Drive, and on the southwest corner of the NYS Route 13/North Triphammer Road intersection.

**Medium-Density Residential (MDR) Districts** are located around Highgate Circle (south of NYS Route 13), Lansing Trails I and II, Dart Drive, and along Triphammer Road up to just north of Cherry Road.

The **Low-Density Residential (LDR) District** is located in the western corridor of the Village towards Cayuga Lake. This corridor includes **Planned Development Areas (PDAs)** for the existing Shannon Park and Lansing Meadows neighborhood.

### Commercial Districts

The commercial area of the Village is located along North Triphammer Road, on either side of NYS Route 13. Because the nature of different commercial ventures creates varying, yet predictable traffic volumes and concentrations, this commercial area has been further divided into **Commercial High Traffic (CHT)**, **Commercial Medium Traffic (CMT)**, and **Commercial Low Traffic (CLT) Districts**. All of these businesses draw traffic from throughout Tompkins County. Current Village zoning is designed to direct retail to the North Triphammer Road corridor. While commercial zoning should always be buffered from residential areas, the Village should encourage mixed use development in the commercial areas since it can meet the needs of different populations.

The **CHT District** comprises heavily developed properties on the northwest, northeast and southeast corners of the Route 13 and North Triphammer Road intersection. These properties

contain three shopping centers (the Shops at Ithaca Mall, the Cayuga Mall and the Triphammer Marketplace, respectively), as well as banks, restaurants, hotels and service stations.

In March 2024, Cayuga Health opened a new facility at the Shops at Ithaca Mall in a 60,000 square foot space. The Cayuga Health facility specialties at this location are cardiology, rheumatology, primary care, radiation scanning and lab testing.

Between 2018 and 2021 the Village expanded the **CMT District** to ease transitions between zones. There is now CMT along the North Triphammer Road corridor between the Cayuga Mall and Oakcrest Road.

The **CLT District** comprises properties along North Triphammer Road north of Graham and Oakcrest Roads including both sides of Craft Road. This district is designed to serve as a buffer zone between the retail-oriented districts and residential areas of the Village. The uses permitted in this district are predominantly service-related businesses, professional offices and mixed use. The Village also permits low-impact technology in this zone. The majority of business uses allowed in this district requires a special permit. The Planning Board and Board of Trustees should continually evaluate and determine the desirability of further differentiating the types of uses to be permitted in the commercial districts.

#### **Other Non-Residential Districts**

**Business and Technology District (BTD)** is located along Warren Road, primarily north of NYS Route 13 and around the Ithaca Tompkins International Airport. (Map 6) The majority of uses in this district require a special permit.

The largest presence in this district is the Cornell Business and Technology Park (CBTP). The tenants in the BTD buildings include research, business management, service, high technology companies and the Courtyard Marriott. Tenants must comply with both Village zoning requirements and CBTP building and design criteria. In 2024, working with CBTP, the Village reviewed the uses allowed in this area to help support the evolving needs of CBTP and the Village. This included updating the zoning to allow additional uses. Other businesses in this district include the Tompkins County Health Department, BorgWarner, Federal Express, Dairy One and the U.S. Postal Service.

**Human Health Services (HHS) District** is located along Warren Road just south of NYS Route 13. It contains medical, radiological, ophthalmic and dental offices.

**Research (RSH) District** is located east of the HHS District and along the southern side of NYS Route 13; it is designed to “define and establish standard regulations for the Village where research and other specialized uses of a similar educational nature are appropriate.” This district encompasses the Cornell Lab of Ornithology.

**Farm and Craft Market Combining (FCMC) District** is an overlay of the low-density residential areas along both sides of NYS Route 34 (East Shore Drive) at the northernmost end of the Village. It permits home occupations with advertising signs and yard displays in this relatively low-traffic area where such occupations have traditionally been located.

### **Non-Residential and Non-Conforming Uses**

Non-residential and non-conforming uses are permitted, under limited circumstances, in residential districts.

**Non-conforming uses:** a few food service and office businesses that existed in residential areas along NYS Route 34 (East Shore Drive), Graham Road and North Triphammer Road at the time the Village was formed, were grandfathered in when the Village passed its Zoning Law and subsequent amendments thereto.

**Home occupations** are permitted in commercial and residential areas, but only with a special permit. Permits are granted only if the occupation will not cause “a significant and undesirable change in the character of the neighborhood.” Home occupations must also be only an incidental use meaning that it must be used by the actual resident (rather than a rent paying occupant).

### **Special Permit Conditions**

The majority of non-residential uses in the Village require special permits. In addition to special conditions required by statute for certain uses, all uses requiring special permits must meet the general requirements set forth in the Village of Lansing Code Sec. 145-59 E. Special permits require compliance with Village Code. The Planning Board and the Board of Trustees may also impose additional conditions and/or require higher performance standards than specified in the Zoning Law in order to protect neighbors from the adverse impacts of a proposed use. In addition, the Planning Board requires that landscaping, sidewalk/walkways and exterior lighting plans be approved prior to installation, and drainage plans be submitted for review and approval by the Stormwater Management Officer and the Village Engineer.

## **VILLAGE SERVICES**

### **Utilities**

The Village cooperates with surrounding towns and villages to meet residents’ needs for water and sewer services.

The Village **water supply** is provided by the Southern Cayuga Lake Intermunicipal Water Commission (SCLIWC), which is owned by the Villages of Lansing and Cayuga Heights, and the Towns of Lansing, Ithaca, and Dryden. The SCLIWC draws water from a raw water intake located at Bolton Point on Cayuga Lake and pumps it into a water treatment plant located off NYS Route 34 (East Shore Drive) in the Village of Lansing.

**Potable water** is transmitted through the Village to participating municipalities through a series of tanks, transmission mains, and pump stations. The SCLIWC treatment plant is rated at 9.0 million gallons per day (MGD), although this rate is not sustainable without modifications. Currently, however, the plant is operating substantially below that capacity. In recent years, production has averaged between 2.2 and 2.3 MGD.

A **water distribution network**, consisting mostly of 8-inch water mains, serves the entire Village. Because of the topography of the Village, the network consists of three separate tank pressure zones (Village Circle, Airport Ground, and Burdick Hill) in conjunction with several pressure-reducing stations. Most of the water distribution network was constructed in the late 1960s. Developers have added new water mains as needed, and, beginning in the 1990s, the Village has undertaken several water system improvement projects to upgrade service to residents. In 2012, the Village laid new mains along Cayuga Heights Road north of Oakcrest Road, replaced the North Triphammer Road transmission main, and replaced the outdated Horizon Drive tank with two new tanks.

A **sanitary sewer system** consisting of 6- to 15-inch gravity sewer mains and manholes serves a portion of the Village. Most of the system was constructed in three phases between 1964 and 1981, bounded on the south and east by the Village limits; on the west by the old railroad grade east of NYS Route 34 (East Shore Drive); and on the north by Cedar Lane, the Shannon Park subdivision, Oakcrest Road west of North Triphammer Road, and the Village limits east of North Triphammer Road. In 2024, The Village completed a fourth phase, the Cayuga Heights Road, Twin Glens, and East Shore Drive Sanitary Sewer Benefit Area Expansion Project. This phase extends sewer service down the length of Cayuga Heights Road, up Route 34 and into the Town of Lansing.

All of the Village sewer system discharges into the Village of Cayuga Heights Wastewater Treatment Plant (VCHWWTP). The VCHWWTP serves the Villages of Lansing and Cayuga Heights, as well as parts of the Towns of Ithaca, Lansing, and Dryden. In 2005, the Village constructed the Kline Road bypass system, which allows the VCHWWTP to send excess discharge to the City of Ithaca treatment plant. Pursuant to an agreement between the Village and the Town of Lansing, sewage from the Town's Cherry/Warren Road Sewer District flows through the Village system to the VCHWWTP. As of 2025, VCHWWTP is operating at or above capacity and a solution or solutions must be found. Options include building a new Remington Road bypass, updating the plant or building a new plant. All these options are costly and require inter-municipal cooperation.

### **Essential Services**

**Police protection** is provided by the New York State Police, the Tompkins County Sheriff Department and, when needed, the Village of Cayuga Heights Police Department. Because the State Police and the County Sheriff's Department cover such a wide area, the Village relies on their reciprocal agreement with Cayuga Heights to answer residential calls. However, the majority

of calls come from commercial establishments. **911 service** is provided by and available throughout Tompkins County.

The **Neighborhood Watch Program**, sponsored by the NYS Division of Criminal Justice Services, is available for a modest fee to all interested neighborhood associations, and several within the Village have taken advantage of the program.

**Fire protection** is provided by the Town of Lansing Fire District, supported by a countywide mutual aid coordinating group. County and Town taxes pay for Fire District equipment. The district is governed by a Lansing Board of elected Fire Commissioners who set the fire tax rate.

The Lansing Fire District is manned entirely by volunteers. All fire alarms in the area are relayed by radio to fire stations and fire fighters, who have receivers in their homes or on their persons at all times. The Lansing Fire District also has an assigned **EMT/CFR vehicle** on call 24 hours a day. Lansing District Fire Station #5, rebuilt in 2013, is located on Oakcrest Road and serves the entire Village.

**Ambulance service** in the Village is provided by Bang's Ambulance Service, a private service headquartered in the City of Ithaca. Private **medical facilities** are available in the Human Health Services District, commercial areas, across Cayuga Lake at Cayuga Medical Center and via Guthrie . There are numerous medical and dental health professionals with offices throughout the Village.

An **Emergency Preparedness Plan** was first adopted by the Village in 1993. In 2010, the Village updated the plan and created the **Emergency Response Plan** concerning hazardous material incident procedures. In 2014, the Village adopted our section of the **Tompkins County Hazard Mitigation Plan**. This plan was updated in 2021 and includes actions that can be implemented prior to a disaster to reduce or eliminate damage to property and people. In 2022, the Village adopted the updated plan by resolution.

**SIREN** is the free, official mass notification system used by Tompkins County, the City of Ithaca, and local towns and villages to communicate with community residents during emergencies either via text message or email. Villagers can and should sign up to receive emergency notifications. In addition to emergency information, Villagers can elect to receive notifications about severe weather, safety, health, utility disruptions, major traffic incidents and construction. Users may add to their profile important information regarding special needs, medical conditions, emergency contact information and number of people in the household to assist responders in the event of a disaster, emergency and/or evacuation.

### **Storm Water and Discharge Management**

Because of its size and proximity to Cayuga Lake, the Village has been designated a regulated Municipal Separate Storm Sewer System (MS4) by the New York State Department of Environmental Conservation (NYS DEC). Since 2007, the Village has maintained policies and

procedures for stormwater management, as required by NYS DEC. The Village has maintained policies and procedures for illicit discharge management since 2011, as required by DEC. Developers working in the Village must prepare, submit, and comply with Storm Water Pollution Prevention (SWPP) and Illicit Discharge Detection and Elimination (IDDE) Plans.

### **Municipal Separate Storm Sewer Systems (MS4)**

The Village works together as a coalition with all the other municipalities in the County to update locations of outfalls for storm water as per the new New York State DEC guidelines.

### **Government Facilities**

The Village owns the property at 2405 North Triphammer Road, opposite the intersection of Oakcrest and North Triphammer Roads. Currently, there is a new Village Hall, the former Village administrative office building, and the Department of Public Works (DPW) garage located on this property. In 2009, the Village took over the responsibility of snow plowing Village roads which made it a necessity to have a facility to house additional equipment. In 2012, the Village built a 4,000-square-foot addition to the DPW garage. This garage facility houses DPW staff and equipment. The DPW staff maintains the Village infrastructure, including streets, rights-of-way, signs and traffic signals, sidewalks and walkways, the water and sewer systems, parks, and other Village-owned property. Major construction projects are handled by outside contractors. The new Village Hall, completed in 2014, was built in front of the old Village administrative office building. The new Hall provides 2,662 square feet of space for administrative offices and meeting rooms. The older building is used by the government for storage. In addition, the community room is available for rent for a modest charge.

Recycling and drop off disposal services are provided for Village residents by **Tompkins County Solid Waste Management Division (TCSWMD)** and the Recycling and Solid Waste Center located on Commercial Street off of Route 13 in the City of Ithaca. Curbside recycling pick-up is provided by TCSWMD every other week as part of an annual Tompkins County Solid Waste fee. TCSWMD offers a food scrap collection drop site at the Village office on Saturdays, at no cost. Curbside trash pick-up is handled by private haulers and is contracted and paid for by residents.

### **Other Facilities**

**The United States Post Office** main office is located on Warren Road across from Bomax Drive.

**Lansing Community Library (LCL)**, located at 27 Auburn Road in the Town of Lansing. First opened as a library center in 2001, this facility was renovated in 2007 and is now a permanent school district library. In spring 2009 the LCL became a full member of the Finger Lakes Library System's integrated library database which uses Polaris software; this system allows library staff, volunteers, and patrons full computer access to holdings in LCL and the other 32 libraries of the Finger Lakes Library System. LCL has over 13,000 books, CDs, DVDs, videos and books on tape, public meeting rooms, adult and child programming, art displays, reading corners, public computers, and free wireless Internet access.

**Cornell Lab of Ornithology (CLO)**, located in the Sapsucker Woods Sanctuary, on Sapsucker Woods Road off NYS Route 13. The CLO and its Imogene Powers Johnson Center for Birds and Biodiversity is a non-profit membership institution whose mission is to interpret and conserve the earth's biological diversity through research, education and citizen science focused on birds. Programs at the CLO span the spectrum from cutting-edge research and conservation work to development of dynamic educational and multimedia resources for the study and appreciation of birds.

### Youth Services

Depending on where in the Village they live, residents are served by the **Ithaca City School District** or the **Lansing Central School District**. The Ithaca Montessori School, a long-established private school for children ages 18 months to 6 years, is located on Ascot Place in the Village.

The **Ithaca YMCA** provides early childhood development and other youth services.

The Village is part of the **Recreation Partnership**. The Recreation Partnership Ithaca is an inter-municipal collaboration in Tompkins County, NY, involving 10 municipalities and the county itself. It is a unique alliance, one of the largest in the state, focused on providing affordable and accessible recreational programs for youth and families. The Ithaca Youth Bureau is the primary program provider, and Tompkins County Youth Services provides planning and financial coordination.

## PARKS, SIDEWALKS, AND CONSERVATION

### Village Parks

The Village has six formal Village of Lansing Municipal Parks:

**Donald and Marian Hartill Park** is 24 acres and the largest Village Park. It utilizes the central section of the Dart Farm site. Its facilities include a picnic pavilion, two playgrounds, soccer pitch, half basketball court, park benches and walking trails.

**Dankert Park** is located on Uptown Road. It is about 5 acres in size and includes a full-size soccer pitch, playground equipment, a basketball court, and a picnic pavilion.

**Global Village Park** is located on Uptown Road. It has a shady playground for smaller children.

**Ned Hickey Park** is located in the Lansing Trails neighborhood. It has a picnic pavilion, paved path and a half basketball court.

**Shannon Park** is a pocket park in the neighborhood of Shannon Park. It is a grassy area bordered by a retention pond and has a short path.

**Blackchin Overlook Park** features benches overlooking Cayuga Lake.

### **Open Space Protection Plan**

The Village has adopted an Open Space Protection Plan which serves as a guide for open space protection and preservation.

### **Greenway Plan**

In 1994, the Village adopted the first Village of Lansing Greenway Plan. The plan was revised in 2018 and again in 2022. The current plan was approved by the Village Board of Trustees on October 17, 2022. Goals of the plan include guiding open space development, preservation of environmentally significant features of the Village, fostering a sense of local identity, creating a walkable and accessible village, encouraging the use of alternative transportation, planning for the character, quality and sustainability of the Village, and augmenting and maintaining trails, parks and open spaces.

It continues to be helpful to the Greenway goals that subdivision developers are required by Village Code Sections 125-17.F. and/or 125.26 to dedicate a portion of their development tract to recreational use or open space. Several neighborhoods and developers have deeded recreation land to the Village. One of these is a 16-acre woodland tract located between Churchill and Janivar Drives. The Village has built greenway trails through this tract. In 2013, the Village acquired the middle of the Dart farm property between Northwood Drive and Dart Road which is now Donald and Marian Hartill Park.

As residents of the Town of Lansing, Village residents may participate in the Town recreation programs and free use of the Town parks. Because the Village participates in the Tompkins County Youth Bureau (TCYB) Intermunicipal Recreation Partnership, Village residents may also take advantage of TCYB programs, which include sports leagues, tournaments, lessons, summer day camps and playground programs, and use of the Cass Park ice rink and swimming pool. The not-for-profit YMCA in the Village and the Community Recreation Center in the Town of Lansing are also available.

### **Village Sidewalk Law**

In 2021, the Village adopted Local Law 3 (2021) to add a section on Sidewalks and Walkways (Section 145-20.1) which requires the installation of sidewalks by the owner or developer when a special permit or subdivision is considered by the Planning Board. While there is a presumption in favor of sidewalk installation, the Planning Board, at their discretion, may waive the required sidewalks should adequate reasons apply. If a sidewalk or walkway is not feasible at the time of the building, a Village controlled escrow account is to be funded by the developer for the addition of a sidewalk at a later date or in another part of the Village as deemed appropriate by Village officials.

### **Village Tree Conservation and Planting Law**

The Tree Conservation and Planting Law was adopted to prevent the purposeless and indiscriminate removal of trees from lands within the Village, particularly during development

and construction projects. The intent is to ensure the planting, restoration and maintenance of trees during development and subdivision, to establish and maintain appropriate tree diversity to build forest resiliency, and to maintain a minimum tree density within the Village. The Village deems trees to be an important resource to the area, acting as windbreaks, reducing noise and glare, and improving the overall attractiveness of the Village and the mental and physical health of its residents. Further, trees confer important environmental benefits, providing habitat to native wildlife, reducing stormwater runoff and erosion, and offsetting the effects of climate change through sequestration of carbon dioxide.

## TRANSPORTATION

### Public Roads

The Village road system comprises state, county and local roads, including a regional arterial, three primary and several secondary roads, and local access and service roads.

**NYS Route 13** is the **regional arterial** which passes through the Village, connecting the City of Ithaca with Dryden, Cortland, and Interstate 81. It intersects two of three primary north-south roads in the Village: North Triphammer Road and Warren Road. Because of land constraints, New York State designed the elevated North Triphammer Road intersection as a diamond. Consequently, the exit ramps from NYS Route 13 are too short for peak traffic volume. The exit ramp from NYS Route 13 North heading out of Ithaca is particularly problematic: cars exiting for northbound North Triphammer Road must wait at a light to turn left, causing long lines that extend back to NYS Route 13. The Warren Road intersection, which is regulated by a traffic light, seems to operate somewhat more efficiently, although long lines in both directions on Warren Road are not uncommon.

**NYS Route 34 (East Shore Drive), North Triphammer Road and Warren Road** are the **primary roads** in the Village. All three handle heavy traffic to and from the City of Ithaca and Cornell University, to and from commercial centers in the Village, and through the Village. All three run north and south. NYS Routes 13 and 34 are maintained by the State. Warren Road north of NYS Route 13 is maintained by Tompkins County. The Village is responsible for maintaining North Triphammer Road. In 2007, the Village completed the \$5.8 million North Triphammer Road Reconstruction Project, which was 80% funded by State and Federal grants.

**Secondary roads** in the Village are **Burdick Hill Road, Cayuga Heights Road, Cherry Road, Dart Drive/Graham Road, Oakcrest Road and Uptown Road/Cinema Drive/Sheraton Drive**, as they are vital roads running to primary roads. These roads link various areas of the Village and channel traffic to and between primary roads. Since the Village has no primary roads running east and west, traffic on these secondary roads tends to be heavier and faster than residents feel is desirable.

The majority of roads in the Village are classified as **local access** or **service roads**. Their purpose is to provide access from individual properties to the primary and secondary roads, and they do not carry a heavy volume of traffic.

### **Commuting Patterns**

Data from 2023 indicates that 48.2% of Village residents drive to work alone which is down from 64.3% in 2010. Carpooling has slightly increased over the same time period from 17.7% to 18.1%. Use of public transportation has decreased from 12.4% to 7.9%. *See Appendix B: Table 7.*

### **Public Transportation**

Bus service to, from, and in the Village is provided by Tompkins Consolidated Area Transit (TCAT), a private, non-profit public transportation operator, created by Cornell University, Tompkins County, and the City of Ithaca. TCAT routes provide Villagers with service to and from downtown Ithaca, airport, mall and shopping centers, the Guthrie Clinic on Hanshaw Road, medical offices in the HHS District, Cayuga Medical Center on Route 96, Cornell University, Ithaca College, and other locations in Ithaca and Tompkins County.

**Gadabout** provides countywide door-to-door van service to citizens aged 60 and older. All of Gadabout's vehicles are equipped with wheelchair lifts.

### **The Airport**

The Ithaca Tompkins International Airport is located off Warren Road in the northeast corner of the Village. The airport accommodates regularly scheduled flights provided by two commercial carriers, private jet service provided by airport operator Taughannock Aviation, and a private flying club. The airport expanded, modernized, and upgraded its amenities which doubled the size of the terminal in 2019. Tompkins County has jurisdiction over the airport and all airport-related functions and uses. An Airport Combining District, drawn in accordance with Federal guidelines, prohibits multi-unit and public assembly buildings in areas where aircraft activity could be most disruptive. Non-airport related uses on the property are subject to Village zoning laws.

## CHAPTER 3

### INPUT FROM VILLAGE RESIDENTS AND BUSINESSES

In 2024, the Comprehensive Plan committee developed two surveys to gauge the concerns and opinions of Village residents and businesses. The surveys were available as a Google doc and in paper format. The committee solicited survey responses via emails to multiple listservs including neighborhood listservs, Village email lists and Bolton Point's email list, and through the Village newsletters, and direct communication. The collected data can be found in Appendix C.

The engagement and response rate from Village residents was very successful with more than 150 Villagers responding.

Location was overwhelming the main reason people choose to live in the Village and 89.7% of Villagers are satisfied with living in the Village. See *Graph 1*. 90.2% of Villagers are satisfied with the Village government. See *Appendix C: Graph 2*.

The residents were asked about the importance of various governmental issues.

#### The Villagers rated as High Priority:

**Natural Resources:** promote & manage plans & programs to protect and enhance the natural environment (air, soil, water, ecosystems); erosion control & storm water management. (91% rated as high)

**Traffic Management, Safety, and Accessibility** for vehicles, cyclists, pedestrians. (81%)

**Municipal Services/Community Facilities:** anticipate & meet increasing demands for public utilities, infrastructure & accessible services. (81%)

**Livable Neighborhoods** and Sense of a "Village" Community: safe, gradual transition between commercial & residential areas. (79%)

Multi-modal safe, efficient **Transportation System:** sidewalk plan, road improvements, connectivity for walking, cycling, public transportation. (80%)

**Recreation & Green Space:** augment & maintain system of accessible trails, parks, open spaces; preserve green & open space. (70%)

#### The Villagers rated as Medium Priority:

**Character:** overall aesthetics, quality, safe & environmentally sound & sustainable built environment. (61% rated as medium; 62% rated as high)

**Housing Availability:** affordable, accessible, quality options for diverse populations – including workforce & supportive. (51% medium)

**Economic Development:** commercial, employment, health service needs. (58% medium)

**Community Health:** Public Health & Safety; Emergency Preparedness. (60%)

**Waste Management** (55%)

**Communication & Community Civic Engagement:** foster a wider sense of a “village” community. (54%)

*For greater details see Appendix C: Graph 3.*

### **Additional Services Categories**

90.4% of Villagers support or strongly support spending on the construction of trails, bike paths and sidewalks. *See Appendix C: Graph 4.*

67% of Villagers would support a tax increase for municipal garbage collection if it would cost less than private services. *See Appendix C: Graph 5.*

66% of Villagers are interested in Community Choice Aggregation which potentially provides a cost savings for purchasing gas and or electric as a group. *See Appendix C: Graph 6.*

### **Zoning**

The Villagers were asked a series of questions about their zoning preferences.

55.1% would like commercial areas to move in the direction of mixed use and pedestrian-centered commercial development.

33.3% prefer to keep the status quo everywhere.

23.1% support increasing density in low density residential areas by either reducing frontage requirements, allowing more duplexes, ADUs (accessory dwelling units) or seeking other opportunities to decrease housing costs.

17.3% support greater density on Cayuga Heights Road now that there is a sewer.

The Villagers were also asked open ended questions to raise any issues they felt were important. They raised a wide range of topics, all of which were read and carefully considered during the drafting of this document. Some of the issues that stand out include zoning (both for and against density), economic development including the malls, vacant business properties, traffic management, issues with waste management, sidewalks, visibility at traffic intersections from brush, improvements to the commercial area, and traffic safety.

### **Business Responses**

Businesses were also surveyed for their input and 35 businesses responded.

- Only 40% of businesses are doing better than they were 10 years ago. *See Appendix C: Graph 7.*

- Security is the main priority of the businesses regarding their future in the Village, followed by traffic management and employee housing. *See Appendix C: Graph 8.*
- The businesses support mixed use development, additional development and industrial development. *See Appendix C: Graph 9.*
- The businesses are only somewhat satisfied with current transit and transportation options. *See Appendix C: Graph 10.*
- The businesses are only somewhat satisfied with the appearance of the commercial area. *See Appendix C: Graph 11.*
- The businesses are only somewhat interested in green practices and the development of renewable resources. *See Appendix C: Graph 12.*
- The majority of businesses felt the Village government's response to their concerns is either good or excellent. *See Appendix C: Graph 13.*
- The businesses were also able to provide written responses to raise additional areas of concern. Their concerns include the loss of businesses to the Route 13 corridor, the loss of businesses in the mall, security, and traffic.

## **CHAPTER 4**

### **PLANNING IMPLICATIONS**

#### **GROWTH**

Feedback from Villagers and Village businesses along with the inventory of Village resources and trends provides the necessary baseline for future planning. Our resources will determine how much the Village can and should grow. Existing conditions in the Village indicate possible constraints on growth, while demographic trends suggest optimal directions and opportunities for residential and commercial development. Finally, the evolving cultural and legal environment in which the Village exists will require vigilant attention to zoning and planning.

#### **Residential Growth Potential**

According to the Code Department, prime development areas in the Village could contribute an additional 500 or 600 housing units. However, the number of available sewer units is limited. Almost all HDR parcels in the Village have been developed (there is one remaining on Uptown Road). There are close to 100 undeveloped subdivided lots and several hundred acres of raw land in MDR and LDR areas of the Village. Most of the undeveloped lots and acreage are in the western half of the Village between North Triphammer Road and Cayuga Lake and are zoned LDR.

#### **Infrastructure Constraints on Residential Growth**

Any proposed new development in the Village will require consideration of the following infrastructure constraints on substantial growth.

- Sewer capacity. Currently the Village policy is to review sewer requests on a first come first serve basis. However, insofar as the number of units allowed is limited by our inter-municipal agreement with Cayuga Heights, the Village must be careful about planning with regard to large developments.
- TCAT bus service to and through the western half of the Village is limited. In the absence of an increase in service, more homes in the area will mean more drivers on Village roads.
- The volume of traffic that can be accommodated by north-south roads serving the western half of the Village is limited.
- NYS Route 34/East Shore Drive is almost exclusively a two lane road. It is extremely unlikely that the State could or would widen it.
- Cayuga Heights Road is a very winding road, and it is exclusively two lanes throughout the Village. There is little to no possibility that it could be widened.
- In the summer of 2015, the State of New York rebuilt and widened the Cayuga Heights Road bridge over NYS Route 13 to add sidewalks, but the new bridge still has only two traffic lanes.

- For most of its transit of the Village, North Triphammer Road constricts to two lanes, or two lanes and a turning lane. It is extremely unlikely that the road could be widened.
- The NYS Route 13/North Triphammer Road interchange is inadequately designed for the volume of traffic it now handles. New York State controls the intersection, and there is little likelihood that the State can or would modify it.
- Cayuga Heights Road, North Triphammer Road, Route 34/East Shore Drive and Warren Road serve as the main north-south routes between Ithaca/Cornell University and the Town of Lansing.

### **Planning Strategies for Residential Growth**

Any substantial residential development in the Village will require planning around the infrastructure limitations outlined above. Appropriate planning strategies might include:

- Consider and review existing zoning that is inconsistent with today's live-work-play lifestyle.
- Work with developers and TCAT to improve/increase bus service in the Village.
- Ensure that all development plans provide sidewalks and encourage bike paths so that residents have alternatives to driving.
- Work with other municipalities including the Village of Cayuga Heights to increase sewer capacity.

Infrastructure is not the only driver of Village residential planning. The University-dominated housing market in Ithaca and its immediate environment makes housing affordability for working Villagers a planning priority. The Ithaca housing market and demographic trends in the Village suggest that planning strategies should include:

- Encouraging developers to build housing units affordable for working Villagers.
- Look for areas in the Village where zoning can be expanded and consider zoning changes to expand the amount of available housing.

### **Non-Residential Growth**

There is relatively little undeveloped acreage in areas of the Village that are not zoned for residential development. Only about 5% of Village land zoned CHT and CMT remains undeveloped. The main opportunity for expansion is in the Business & Technology Park. Only one parcel in the HHS District remains undeveloped.

### **Opportunities for Non-Residential Growth**

The Village should continue to encourage business development in the following areas:

- There remains room for additional construction in the BTB and HHS District. Most of the property in these districts is owned by Cornell University. Since the Village has traditionally enjoyed a friendly relationship with the University, the Village should encourage development of new uses in these districts.
- The three malls at the NYS Route 13/North Triphammer Road intersection are experiencing increasingly high vacancy rates, reflecting a national trend in commercial real estate. To the extent it can, the Village should continue to encourage the management of these malls to attract new and more diverse tenants to fill their spaces.
- Services geared to the needs of senior citizens will be in demand for quite some time. The Village should encourage businesses offering such services to locate, or relocate, here.

## **PLANNING FOR CHARACTER, QUALITY, AND SUSTAINABILITY**

Village planning requirements and oversight should reflect our continued commitment to:

- Preserving the character of residential areas.
- Encouraging pedestrian and cycling connectivity.
- Maintaining open space and view sheds.
- Promoting the development of publicly accessible parks, trails, and green spaces.
- Enforcing standards that produce more sustainable development and energy use.
- Assessing potential impacts of ongoing climate change on the natural resources, transportation systems, and vulnerable populations in the Village.
- Protecting and preserving our natural resources and the ecology of Cayuga Lake.

Planning strategies that reflect these values include:

- Improving the aesthetics of the North Triphammer commercial corridor to create a cohesive, human scaled streetscape with consistent architectural character and landscaping.
- Reconsidering zoning that is inconsistent with how retail, business and manufacturing operate in today's landscape and that better reflect today's live-work-play lifestyle.
- Updating the chart of uses consistent with the Village's current zoning and planning zones.
- Requiring developers to incorporate Complete Streets design concepts in their street plans. ([www.smartgrowthamerica.org/complete-streets](http://www.smartgrowthamerica.org/complete-streets))
- Incorporating sidewalks and bike lanes in future road maintenance projects and continuing retroactively to add sidewalks to Village roads and create connections between green spaces.
- Maintaining current high standards for Special Permit review of all proposals.
- Continuing to implement and periodically update the Greenway Plan.

- Continuing to require approval of landscaping and lighting plans for developments, subdivisions, and significant non-residential projects, including dark sky compliant lighting.
- Encouraging builders and developers to use more sustainable materials and alternative energy sources wherever possible.
- Ensuring that all commercial and residential reconstruction and new construction projects comply with the most recent version of the New York's Energy Conservation Construction Code.
- Using all land use and zoning tools available to the Village to mitigate the impact of climate change on the environment and infrastructure of the Village and the safety of its residents.
- Continuing to apply land use regulations (e.g., Drainage Way and Conservation Combining Districts, Steep Slopes, and Unique Natural Areas) and the permitting process to preserve the ecology of Cayuga Lake and its watershed.
- Develop policies to promote business development in the commercial districts and remedy the problems caused by decaying vacant properties along the North Triphammer Road corridor.

## CHAPTER 5

### PLANNING GOALS FOR THE VILLAGE OF LANSING THROUGH 2036

#### GUIDING PRINCIPLES

The Village should be proactive and methodical in its approach to planning, developing, maintaining, and improving the built environment to promote safety, sustainability, economic development, preserve the natural environment, and equitably meet current and future community needs.

Consistent with this principle, the Village should:

- Produce and maintain a sustainable environment for work, lifestyle, habitat and recreation in accordance with NYSDEC Climate Smart Communities (CSC) priority elements<sup>1</sup> and smart growth principles.<sup>2</sup>
- Identify areas where residential and/or commercial development efforts can and should be concentrated.
- Identify areas where the natural environment should be preserved or protected.
- Engage in regular and periodic reviews and updates of Village Plans, the annual and multi-year Capital and Financial Plan, Policies, and Village Code as needed to accurately reflect changing conditions, needs, and quality of existing infrastructure and services.
- Consider code changes that allow flexibility while balancing any adverse impact on the character of the Village, the natural environment, and the surrounding area by any changes in density.

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<sup>1</sup> These elements are (i) support alternative modes of transportation (including strategies for bicycles, pedestrians, public transit, and electric vehicles); (ii) Promote smart growth principle in land-use policies; (iii) conserve natural areas (including strategies to designate open space and protect it from development); (iv) promote a healthy and safe community; (v) foster equity (including strategies for housing, schools, transportation, recreation, food, and environmental exposures); (vi) foster green economic development; (vii) decrease dependence on fossil fuels and support energy efficiency and renewable energy production; (viii) foster the efficient use of natural resources; (ix) promote the development of (or the conservation of) local food systems; (x) minimize solid waste; (xi) protect drinking water sources from pollution; (xii) promote adaptation to climate change (including strategies related to land use and public education and engagement).

<sup>2</sup> These principles are: (i) develop plans and land use regulations that allow for and encourage mixed use neighborhoods; (ii) enable a diverse mix of housing types, providing opportunity and choice for all; (iii) Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit; (iv) provide well-planned, equitable, and accessible public spaces; (v) encourage compact neighborhood design and concentrated development around existing infrastructure; (vi) preserve open space, agricultural resources, and natural resources; (vii) prioritize transportation options such as walking, cycling, and public transportation; (viii) promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions; (ix) build on unique traits to create an attractive and welcoming community with a strong sense of place; (x) engage in an inclusive, collaborative planning process that considers the needs and character of the community.

- Provide training and resources so that Village staff and Board members have specific and up-to-date information to evaluate the changing social, economic and natural environment and hire the appropriate level of staffing needed to achieve Village goals.
- Pursue funding opportunities for infrastructure, sidewalks, beautification, and commercial redevelopment.
- At the semi-annual joint meeting of the Board of Trustees and Planning Board, review implementation priorities from this Comprehensive Plan and discuss progress, priorities and means for accomplishing the planning goals set forth herein.

## **PLANNING FOR GROWTH**

### **Housing Availability**

The Village should support a wide variety of high quality, safe, sustainable, financially achievable, and appealing housing options for a diverse population across the age and income spectrum.

Consistent with this goal, the Village should:

- Ensure housing at every level meets all public health, safety, building, and zoning codes, and that sufficient funding is available for enforcement.
- Support local zoning strategies, private initiatives, non-governmental organization (NGO) and governmental programs that promote the development of quality, energy-efficient housing appropriate in size, variety, location, accessibility, and cost for many different types of households.
- Work with Tompkins County and neighboring municipalities to creatively and collaboratively develop an effective social safety net to address the needs of housing-cost burdened individuals and families in the Village and the needs of the growing unhoused population.
- Support housing development that is in close proximity to jobs, services, amenities, and public transportation.
- Encourage residential developers to (i) consider mixed use development; (ii) build residential housing affordable for a median income range; (iii) build homes in a variety of sizes; (iv) incorporate universal design to meet life cycle housing needs; (v) build energy-efficient housing; (vi) consider cluster developments; (vii) build housing that meets the needs of families and seniors; and (viii) improve the existing housing stock.

### **Economic Development**

The Village should proactively form and maintain relationships with local businesses and non-residential developers to preserve, enhance, and creatively develop the commercial zone and to provide for the retail, employment, and health service needs of Village residents. Consistent with this goal, the Village should:

- Establish a Commercial Area Advisory Committee to facilitate and encourage collaboration between Village officials and commercial property and business owners.<sup>3</sup>
- Periodically review and update Village Zoning Law and policies to determine whether they meet the needs of residents and non-residential users as local conditions change, including the current zoning and use restrictions in Business and Technology Park and in the Health and Human Services corridor.
- Promote maintenance, improvement and reuse of business properties and investigate options to eliminate or discourage abandonment/non-use of business properties, including review of the fee schedule.
- Respond to the concerns of business owners as expressed in the 2025 Business Survey including issues such as safety, traffic, and unsightly vacant properties.

### **Municipal Services/Community Facilities**

The Village should anticipate and be prepared to meet increasing demands for public utilities, infrastructure, and services.

- Continue to make safety, maintenance, and improvement of Village roads – particularly primary roads – a priority (e.g., right-sizing, surfacing, safe and efficient intersection design, pedestrian and vehicle safety including salting and snowplowing, lighting and sidewalks).
- Continue to collaborate with Tompkins County and neighboring municipalities to prioritize intermunicipal cooperation and agreements to ensure that comprehensive hazard mitigation implementation plans, emergency services (police, fire, ambulance/EMS) and rapid response emergency/disaster response plans and services are provided and clearly communicated to the community.
- Continue to proactively maintain the infrastructure and quality of the Village water system.
- Advocate for increased sewer capacity from both the City of Ithaca and the Village of Cayuga Heights in order to permit sustainable development.
- Consider the extension of public sewers, where economically feasible, to appropriately zoned areas of demonstrated need.

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<sup>3</sup> The goals of the CAA Committee may include (i) fostering open lines of communication between the Village officials and local business owners and non-residential developers; (ii) encouraging a variety of services and amenities including food service and other services in all commercial areas; (iii) supporting economic development that provides high quality employment opportunities with living wages and benefits; (iv) projecting a business friendly image by meeting the service needs of incoming and existing businesses and by ensuring that all zoning changes, permit requirements and guidelines for development and improvements follow a seamless process, and are easy for the public to access and understand; (v) identifying potential cultural events that can enhance the business district; and (vi) supporting economic development that enhances the property tax base.

- Permit private construction of sewer infrastructure that meets local, State, and County standards.
- Participate in the joint development of utilities, facilities and services with other municipalities and institutions wherever mutually beneficial and practical. Look for opportunities for intermunicipal cooperation for services in all departments to lower the overall costs to all residents.
- Research, evaluate, and potentially pursue aggregation of services that can provide financial savings to Village Residents including Community Choice Aggregation, collective garbage removal opportunities, leaf, brush, and yard removal opportunities including spring and fall bagged and loose-leaf collection.

### **Transportation**

The Village should develop and maintain a safe, accessible, and efficient multi-modal transportation system. Consistent with this goal, the Village should:

- Continue to make safety, maintenance, and improvement of primary roads a priority. Ensure that all future residential developments have adequate access to primary roads and that they include appropriate traffic calming measures to protect people including where east-west connections traverse residential neighborhoods.
- Encourage the safe, accessible development of public transportation routes in cooperation with neighboring municipalities, Cornell University, Ithaca College, Tompkins Cortland Community College, and the Ithaca-Tompkins County Transportation Council and TCAT.
- Encourage and facilitate alternative modes of transportation (walking, cycling, and public transportation) within and through the Village including along the North Triphammer Road Corridor by supporting bus stops, built bus shelters with clear signage, car sharing, park and drive, bike lanes, sidewalks and public car charging.
- In accordance with the County's Safe Streets For All plan, require the Village and developers to include as many Complete Streets features as possible in road improvement projects in all zoning districts.
- Include pedestrian comfort features in road improvement projects, such as shade trees and benches, in all zoning districts and ensure that all developers follow the Village Sidewalk Law.
- Continue to require residential developers to plan for and install adequate and compliant lighting, including dark sky compliant lighting, so that vehicles, pedestrians, and cyclists can safely travel on streets and sidewalks at night.

- Seek sidewalk matching infrastructure grants for roads that would greatly benefit from sidewalks but are otherwise extremely expensive to install, such as where sidewalks connect residential areas with businesses, employment, public transportation, health care, and parks and recreation, and along Cayuga Heights Road.

## **PLANNING FOR CHARACTER**

### **Character**

The Village should strive to improve the quality, consistency, and aesthetics of the built environment in all areas to improve its overall character. Consistent with this goal, the Village should:

- Update 2001 Village of Lansing Commercial Low Traffic District Design Guidelines into a forward-looking plan that establishes clear design criteria and development guidelines for the commercial areas and the North Triphammer Road Corridor. The update should define the desired visual character of the Village, address parking lot layout and accessibility, incorporate environmentally sustainable landscaping practices, and improve the overall village aesthetics.
- Encourage well-designed physical and visual transitions between different land uses to minimize conflict.
- Ensure that non-residential property owners design structures, signs, and landscaping that add to the aesthetic quality and environmental sustainability of the site, and the character of the Village.
- Continue to enforce the Village Sidewalk Law, Lighting Plan and Tree Preservation Law.
- Encourage the use of green building/construction practices that reduce energy use, stormwater runoff, and greenhouse gas emissions.
- Require businesses and non-residential developers to adequately maintain their built environments and explore ways to make basic maintenance mandatory and enforceable.
- Ensure that developers receive a checklist for site plan submissions that includes landscaping, lighting, and other relevant design standards.

### **Recreation and Green Space**

The Village should augment and maintain the system of trails, parks and open spaces that are accessible to all residents. Consistent with this Goal, the Village should:

- Ensure that the Greenway Committee provides input into every budget cycle.
- Task the Greenway Committee with updating the Greenway Plan. The updated plan should include a master plan for all Village Parks, and a plan for each park with a drawn picture of the parks that shows boundaries, identifies features, and contains ideas for future

features. This plan should consider each park individually and as a network such that each park serves a role for the Village.

- The Updated Greenway Plan should include a trail network master plan with a drawing of existing connections between Village Parks to other parks and neighborhoods through trails, sidewalks, and paths, and identify future plans to complete and expand connectivity including intermunicipal connections.
- Adopt zoning regulation as necessary to enforce the establishment of trail connectivity per the Greenway Plan including trails connecting new developments and current trails.
- Collaborate with the Town of Lansing to create the Lansing Greenway multi-use trail creating connectivity between Lansing Town center and the Village business district.
- Continue to require new residential development plans to incorporate pedestrian and multi-use paths that are consistent with the trails system established by the Greenway Plan. The Planning Board should ensure that dedicated areas are maintained for their intended use; i.e. are useful for pathways and are walkable.

### **Natural Resources**

The Village should promote and manage plans and programs to protect and enhance the natural environment. Consistent with this goal, the Village should:

- Preserve the unique natural features, biodiversity, green spaces and natural ecosystems of the Village and conserve resources to ensure their ability to sustain future generations.
- Minimize the impact of development on Cayuga Lake, in Unique Natural Areas, Conservation Combining Districts, wetlands, steep slopes, woodland tracts, and viewsheds when evaluating development proposals that would adversely affect these areas.
- Maintain current high standards for Special Permit review of all proposals in the Conservation Combining Districts.
- Ensure that builders and developers adhere to the Tree and Conservation Planting Law and leave non-invasive established trees and brush, especially as screens along roadways and lot lines wherever possible, particularly in steep slopes facing the lake in both residential and commercial areas.
- Encourage replacement of plants on the NYSDEC Invasive Plant list.
- Encourage residential development that preserves as much green and open space as possible beyond the 6% set aside as forever wild.
- Using County data, the Greenway Committee should maintain an inventory of Village wetlands that are greater than .5 acre but less than the area tracked by New York State.

Prior to allowing building on such wetlands, the Planning Board should consider inviting the Greenway Committee to provide input.

- Monitor and update stormwater management practices for efficacy as well as compliance with State and Federal requirements.
- Promote proper drainage to prevent flooding and damage to contiguous properties.
- Require and enforce the use of soil erosion control methods for all land disturbance activities that might contribute to siltation.
- Continue to publicize and encourage Village residents to participate in the Tree Planting Program.
- Approach open space development with careful planning and close consideration of any impacted natural resources including viewshed.
- Host an educational campaign about contaminants that adversely impact our watershed including lawn fertilizers, pesticides, and herbicides known to increase nitrogen and phosphorus levels in Cayuga Lake.

### **Sustainability**

The Village should equitably meet and balance the environmental, economic, health, social, and community needs for current and future generations. Consistent with this goal, the Village should:

- Incorporate Climate Smart Communities elements and Smart Growth principles that promote community adaptation and resilience in the face of climate change when updating the Village codes, plans, and policies.
- Continue partnership with the Cayuga Lake Watershed intermunicipal Organization (CWIO), the Tompkins County Water Resources Council (WRC), local and regional municipalities, academic institutions, and other entities to support and promote environmental stewardship, wetlands, watershed protection, source water protection, and water quality.
- Encourage development designed with a smaller environmental footprint, infill, and reuse of existing buildings, cluster or nodal development, and the use of sustainable materials in construction. Encourage deconstruction of existing buildings instead of demolition when feasible.
- Support campaigns and educational outreach that protect natural resources, reduce air, water, soil contamination and pollution, promote ecosystem health, enhance biodiversity, promote conservation and environmental restoration, reduce greenhouse gas emissions, and promote waste and energy reduction. Include resources and links to educational resources.

- Collaborate with regional multi-hazard and resiliency plans when applicable.
- Encourage energy efficiency and the development and use of alternative energy sources (e.g., solar panels and geothermal systems) in new construction and in improvements to existing buildings or properties.
- Enforce the Village Lighting Plan that is consistent with Dark Sky principles for all development.
- Publicize the Village's sustainability policies and provide access to educational resources.

## **PLANNING FOR COMMUNITY**

### **Defining the Village**

The Village should take steps to better define the Village as a distinct place within the overall Ithaca urban area. Consistent with this goal, the Village should:

- Improve Village entry points so they are distinctive and recognizable.
- Investigate and potentially pursue the creation of a public square as recommended by the June 2001 Village of Lansing Commercial Low Traffic District Design Guidelines.
- Conduct outreach to real estate agents so that they include a Welcome to the Village of Lansing brochure in sales materials.
- Ensure that new village residents receive our newsletter.
- Develop a new Village logo and flag.
- Identify Village trucks with the new logo and Village name.
- Report, promote and inform the public about Greenway accomplishments.
- Create and/or continue to maintain a Village directory and resource guide.

### **Community Engagement**

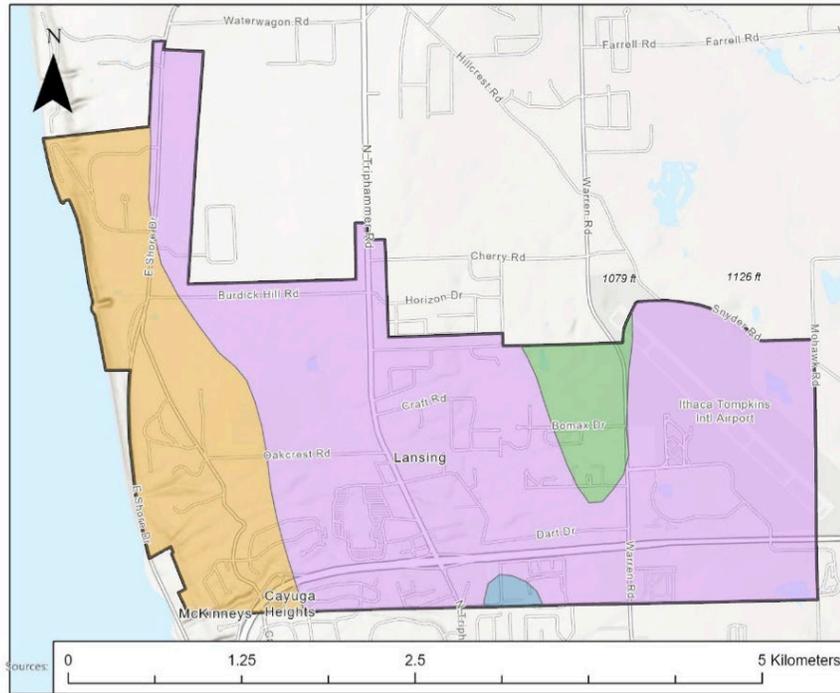
The Village should foster a wider sense of community among its residents. Consistent with this Goal, the Village should:

- Continue to promote and utilize the County Siren system to communicate with Villagers.
- Actively solicit citizen participation on Village committees and in planning initiatives.
- Encourage neighborhoods to maintain listservs.
- Facilitate distribution of Village news, notices, meetings, and community events through a variety of communication modalities including active use of social media and social networks.

- Continue to communicate clean energy programs and campaigns via newsletter and listservs.
- Involve community members, including Ithaca City School District and Lansing Central School District students and area college/university students, in Village initiatives and events when feasible.

## APPENDIX A: MAPS

### Map 1 Surface Geology<sup>4</sup>

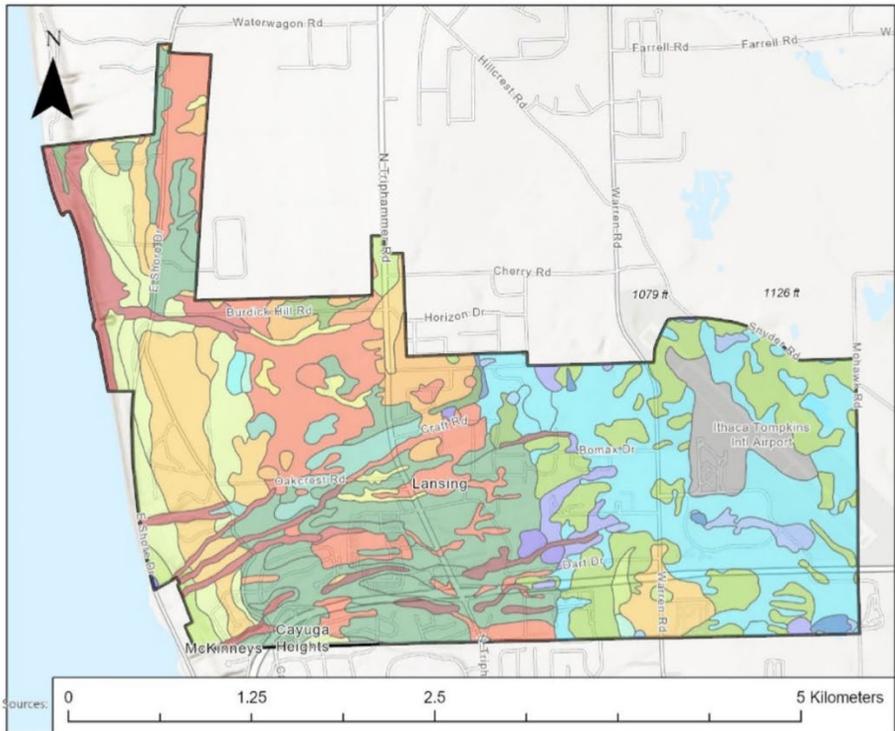


-  Village of Lansing
-  Bedrock
-  Lacustrine Silt and Clay
-  Till
-  Till Moraine

## Village of Lansing Surface Geology

<sup>4</sup> These maps of the Village of Lansing were created using data from Tompkins County. For more detail please refer to the 2023 Village of Lansing Natural Resources Inventory in Appendix B.

Map 2: Soils



# Village of Lansing Soils

- Village of Lansing
- Alluvial land
- Arkport fine sandy loam
- Bath and Valois
- Chippewa and Alden soils
- Darien gravelly silt loam
- Erie channery silt loam
- Halsey silt loam
- Howard gravelly loam
- Hudson and Collamer silt loam
- Hudson silty clay loam
- Hudson-Cayuga silt loam
- Ilion silty clay loam
- Langford channery silt loam
- Lordstown channery silt loam
- Lordstown, Tuller, and Ovid
- Madalin mucky silty clay loam
- Madalin silty clay loam
- Ovid and Rhinebeck silt loam
- Ovid silt loam
- Ovid silty clay loam
- Phelps gravelly silt loam
- Rhinebeck silt loam
- Rhinebeck silty clay loam
- Rock outcrop
- Tuller channery silt loam
- Wayland soils complex
- Made land
- Water

**Map 3: Slopes**

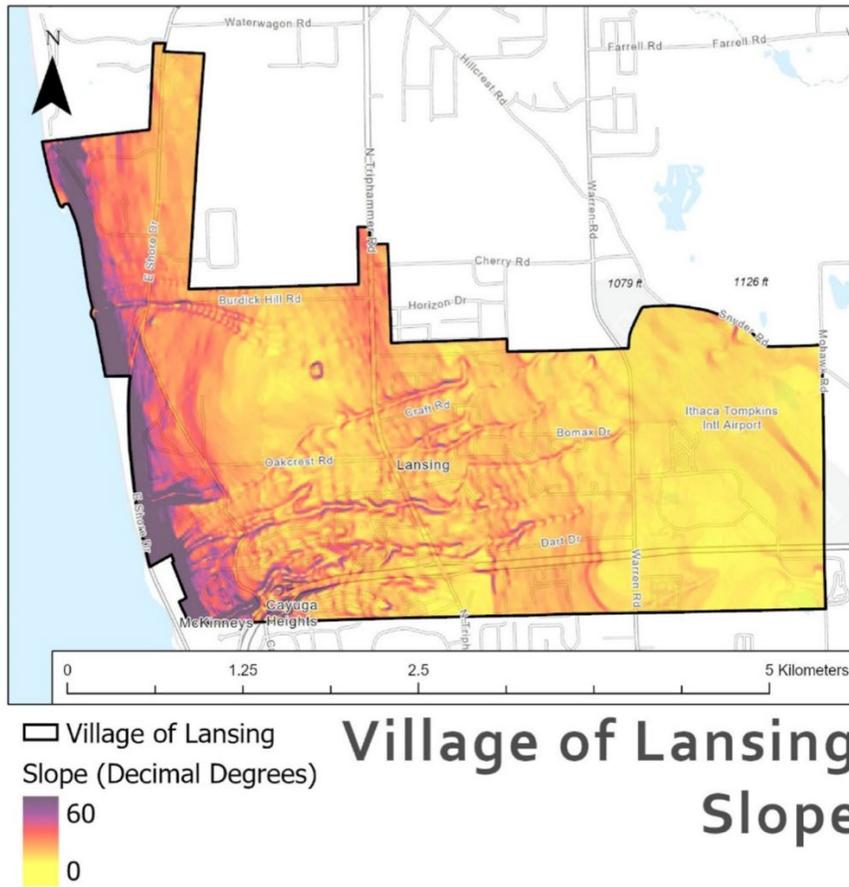


Figure 5: This map of the Village of Lansing’s slopes was created from the USGS Digital Elevation Model (DEM). Slope was calculated on 1 by 1m square cell size. Areas of low slope are shown in bright yellow and darkened to deep purple with increasing slope values.

**Map 4: Unique Natural Areas**

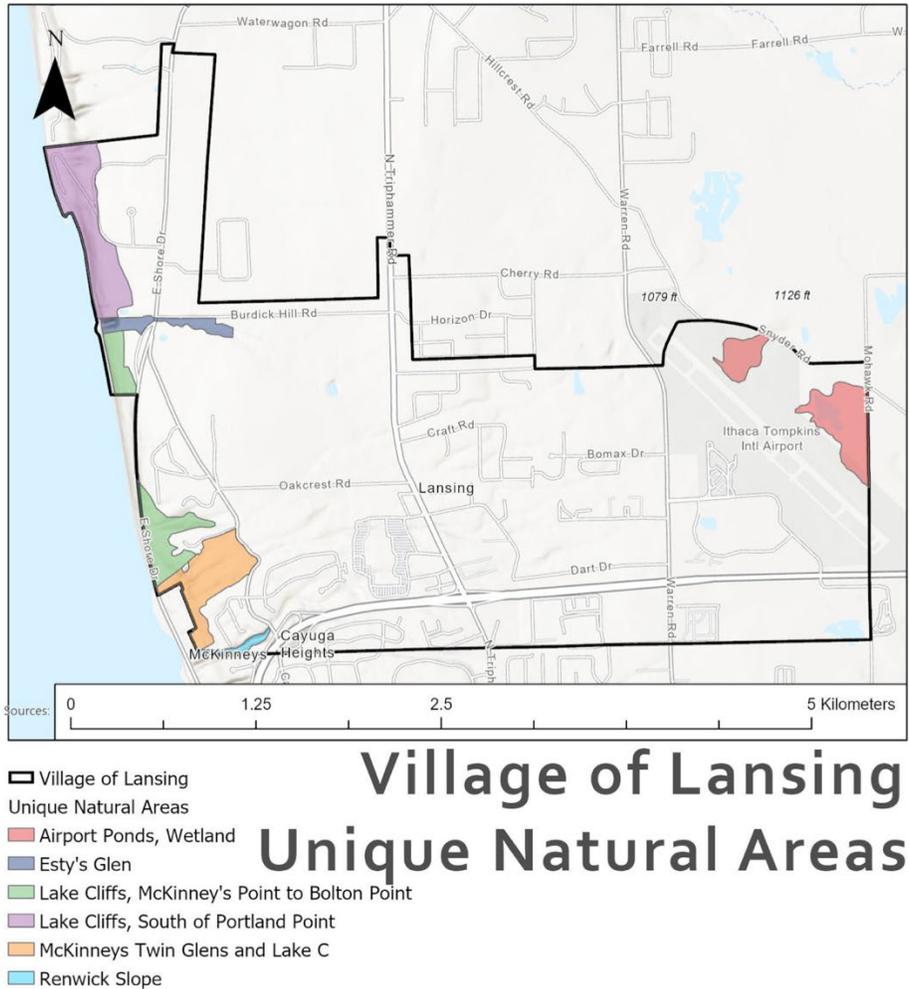


Figure 8: This map of the Village of Lansing's UNAs was created using data from Tompkins County. The Village has 7 UNAs (airport ponds are considered part of two separate UNAs).



**Map 6: Business and Technology Park**



Source: Cornell University Real Estate

## Appendix B: Graphs and Tables

### Tables 1 and 2: Village of Lansing Budget History

#### Village of Lansing Budget History

Budget Year	General Tax Rate	Assessed Value	Appropriations	Revenue from Property Tax A1001	Revenue from Sales Tax	
2015-16	\$ 0.99	\$ 459,940,304	\$ 1,821,487	\$ 455,341	\$ 660,878	Actual
2016-17	\$ 1.10	\$ 466,442,271	\$ 3,112,368	\$ 513,086	\$ 666,954	Actual
2017-18	\$ 1.30	\$ 463,175,379	\$ 2,820,033	\$ 602,128	\$ 710,650	Actual
2018-19	\$ 1.40	\$ 476,292,355	\$ 2,700,881	\$ 666,809	\$ 751,077	Actual
2019-20	\$ 1.50	\$ 479,507,084	\$ 3,255,141	\$ 719,261	\$ 750,892	Actual
2020-21	\$ 1.50	\$ 516,489,440	\$ 2,909,029	\$ 774,734	\$ 767,295	Actual
2021-22	\$ 1.50	\$ 530,312,416	\$ 2,686,365	\$ 795,469	\$ 912,243	Actual
2022-23	\$ 1.50	\$ 544,080,369	\$ 2,680,169	\$ 816,121	\$ 899,761	Actual
2023-24	\$ 1.50	\$ 595,668,372	\$ 3,192,239	\$ 893,503	\$ 920,032	Actual
2024-25	\$ 1.50	\$ 623,037,107	\$ 3,215,938	\$ 934,103	\$ 927,411	Actual
2025-26	\$ 1.50	\$ 685,071,928	\$ 3,422,273	\$ 1,027,608		

Budget Year	General Tax Rate	Assessed Value	Appropriations	Revenue from Property Tax A1001	Transfer from General Reserve	Transfer from Park Reserve	Transfer to General Reserve	Transfer to Park Reserve
2015-16	\$ 0.99	\$ 459,940,304.00	\$ 1,821,487.000	\$ 455,341.00				\$ -
2016-17	\$ 1.10	\$ 466,442,271.00	\$ 3,112,368.000	\$ 513,086.00	\$ 1,315,036.000	\$ 50,000.00		1 Trip Recon./ Northwood Park
2017-18	\$ 1.30	\$ 463,175,379.00	\$ 2,820,033.000	\$ 602,128.00	\$ -	\$ 228,450.00		//equip-Northwood Park
2018-19	\$ 1.40	\$ 476,292,355.00	\$ 2,700,881.000	\$ 666,809.00		\$ -		\$ -
2019-20	\$ 1.50	\$ 479,507,084.00	\$ 3,255,141.000	\$ 719,261.00		\$ 114,100.00		\$ -
2020-21	\$ 1.50	\$ 516,489,440.00	\$ 2,909,029.000	\$ 774,734.00		\$ -		\$ -
2021-22	\$ 1.50	\$ 530,312,416.00	\$ 2,686,365.000	\$ 795,469.00		\$ -	\$ 246,991.00	\$ -
2022-23	\$ 1.50	\$ 544,080,369.00	\$ 2,680,169.000	\$ 816,121.00		\$ -		\$ -
2023-24	\$ 1.50	\$ 595,668,372.00	\$ 3,192,239.000	\$ 893,503.00		\$ -	\$ 175,000.00	for 1/2 plow truck
2024-25	\$ 1.50	\$ 623,037,107.00	\$ 3,215,938.000	\$ 934,103.00		\$ -		\$ -
2025-26	\$ 1.50	\$ 685,071,928.00	\$ 3,422,273.000	\$ 1,027,608.00		\$ -		\$ -

Source: Village of Lansing Clerk's Office

## Graph 1: Village Population

### Lansing Village Population

The total population of Lansing Village grew from 3,606 in 2020 to 3,837 in 2023. The population under 18 fluctuated, starting at 604 in 2020, increasing to 636 in 2021, dropping to 568 in 2022, and rising again to 615 in 2023.



**Table 3: Village Population by Age Compared to the Town of Lansing and Tompkins County.**

POPULATION-AGE (years)	Village of Lansing			Town of Lansing			Tompkins County		
	*2010	2023	% Chg.	*2010	2023	% Chg.	*2010	2023	% Chg.
Under 5 years	194	286	47.2%	573	668	16.6%	4,322	3,712	-14.1%
5-9 years	167	117	-29.9%	614	541	-11.9%	4,410	4,275	-3.1%
10-14 years	142	133	-6.3%	681	1,028	51.0%	4,537	4,161	-8.3%
15-19 years	148	495	234.5%	768	1,148	49.5%	12,612	13,549	7.4%
20-24 years	307	343	11.7%	606	909	50.0%	17,402	15,668	10.0%
*25-34 years	914	982	7.4%	1,651	1,507	-8.7%	13,684	12,364	-9.6%
*35-44 years	507	392	-22.7%	1,497	1,432	-4.3%	10,382	11,222	8.1%
*45-54 years	373	397	6.4%	1,676	1,357	-19.0%	11,982	10,160	-15.2%
55-59 years	215	178	-17.2%	877	644	-26.6%	6,191	5,435	-12.2%
60-64 years	181	158	-12.7%	688	787	14.4%	5,113	5,839	14.2%
*65-74 years	212	195	-8.0%	771	1,119	45.1%	5,711	4,886	-14.3%
*75-84 years	128	147	14.8%	469	511	8.7%	3,421	4,955	44.8%
85 years and over	41	24	-41.5%	162	66	-59.3%	1,797	1,653	-8.0%

Data Sources: US Census 2010 and 2023

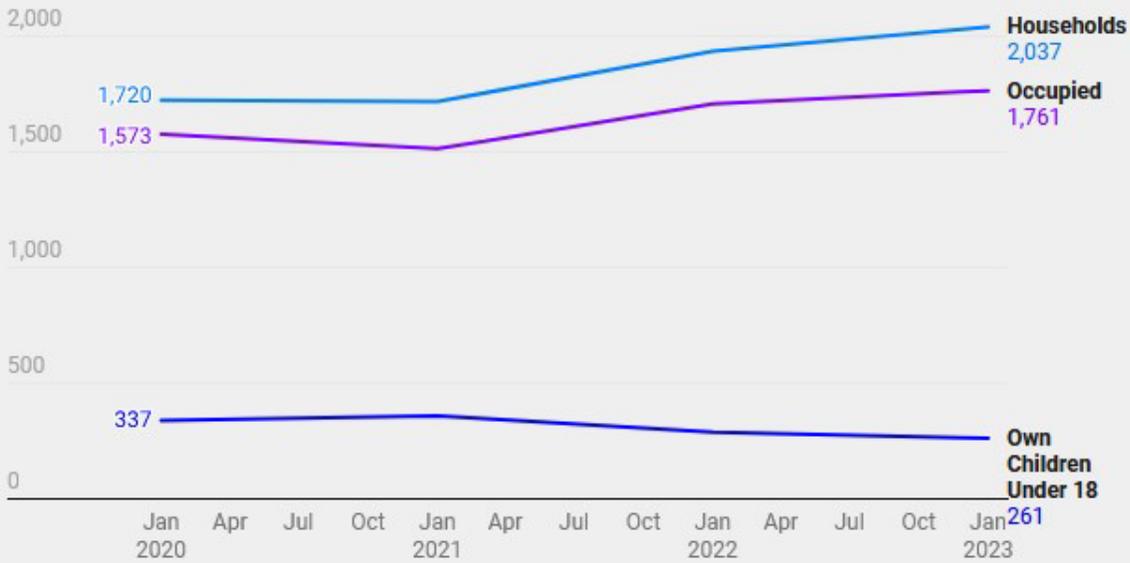
\*2010 values are from the Village of Lansing 2015-2025 Comprehensive Plan Appendix Table #3, page 35.

[S0101] American Community Survey 5-Year Estimates

**Graph 2: Number of Village of Lansing Households**

### Number of Lansing Village Households

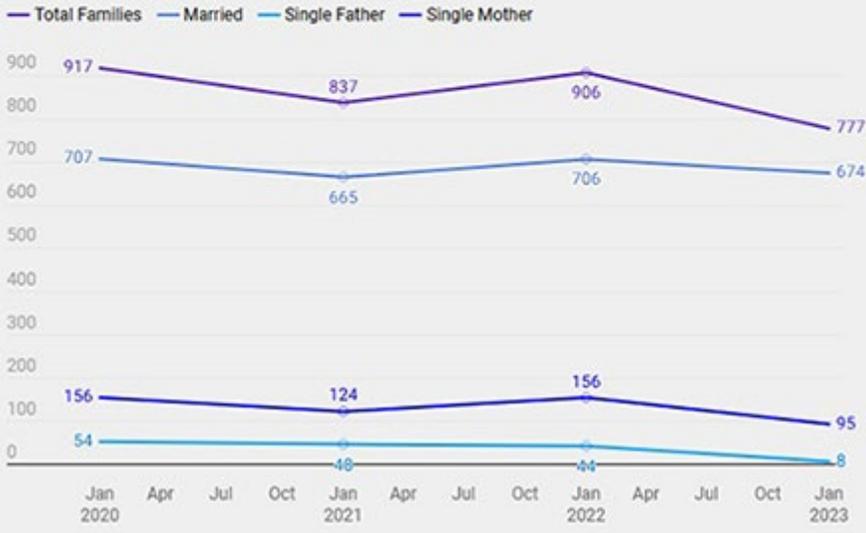
The number of households in Lansing Village increased from 1,720 in 2020 to 2,037 in 2023. Occupied households followed a similar trend, rising from 1,573 in 2020 to 1,761 in 2023. The number of households with children under 18 peaked at 358 in 2021 but then declined to 261 by 2023.



### Graphs 3 and 4: Number of Families and Village Youth

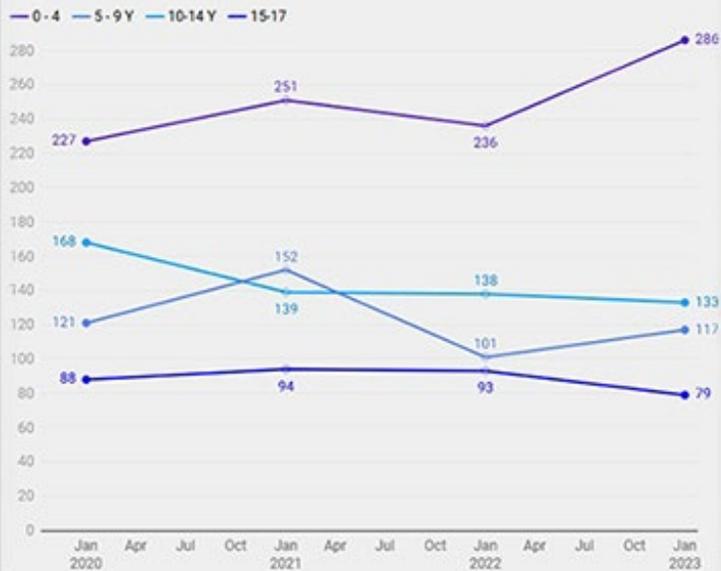
#### Lansing (Village) Families

The number of families in Lansing Village fluctuated from 917 in 2020 to 777 in 2023. Married couples made up the majority of families, consistently around 700 each year. The number of single fathers decreased significantly from 54 in 2020 to just 8 in 2023, while the number of single mothers also declined from 156 in 2020 to 95 in 2023.



#### Lansing Village Youth Age

The youth population in Lansing Village, broken down by age groups, shows some fluctuations from 2020 to 2023. The 0-4 age group increased from 227 in 2020 to 286 in 2023, while the 5-9 age group initially rose from 121 in 2020 to 152 in 2021, then decreased to 117 in 2023. The 10-14 age group remained relatively stable, with slight variations, and the 15-17 age group saw a decrease from 88 in 2020 to 79 in 2023.

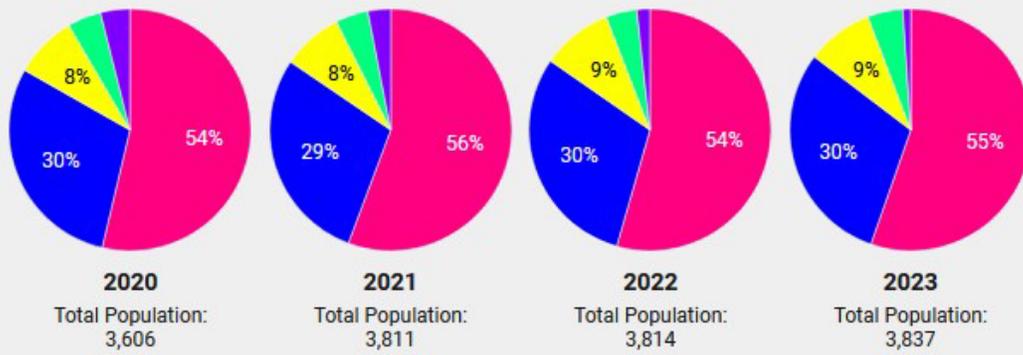


## Graph 5: Race

### Lansing Village Race

The racial demographics of Lansing Village from 2020 to 2023 show a primarily White population, increasing from 1,936 in 2020 to 2,124 in 2023. The Black or African American population declined from 141 in 2020 to 40 in 2023, while the Asian population increased slightly from 1,065 in 2020 to 1,150 in 2023. The Hispanic or Latino population grew from 162 in 2020 to 181 in 2023, and the Two or more races category fluctuated, reaching 342 in 2023. There were no individuals identified as American Indian, Alaska Native, or Native Hawaiian/Pacific Islander during the period.

■ White ■ Asian ■ Two or more races ■ Hispanic or Latino ■ Black or African American



**Table 4: Employment Data**

Employment Status	Village of Lansing			Town of Lansing			Tompkins County		
	2010	2023	% Chg.	2010	2023	% Chg.	2010	2023	% Chg.
Population 16 years and over	3,043	3,246	6.67	9,088	9,236	1.63	88,239	91,530	3.73
In labor force	1,901	2,415	27.04	6,054	6,547	8.14	51,363	54,611	6.32
Civilian labor force	1,901	2,415	27.04	6,054	6,546	8.13	51,363	54,611	6.32
Employed	1,792	2,269	26.62	5,775	6,254	8.29	48,498	52,071	7.37
Unemployed	109	146	33.94	279	292	4.66	2,865	2,540	-11.34
Percent Unemployed	5.7%	6.0%	5.26	4.6%	4.5%	-2.17	5.6%	4.7%	-16.07
Not in labor force	1,142	831	-27.23	3,034	2,689	-11.37	36,876	36,919	0.12
<b>Industry</b>									
Agriculture, forestry, fishing and hunting, and mining	0.01	47	46.0	191	79	-58.64	801	795	-0.75
Construction*	102	0	-100.00	322	27	-91.61	1,658	1,147	-30.82
Manufacturing	162	59	-63.58	559	213	-61.90	2,394	2,898	21.05
Wholesale trade	0	0	0.00	34	25	-26.47	277	359	29.60
Retail trade	123	269	118.70	544	419	-22.98	3,502	3,627	3.57
Transportation and warehousing, and utilities	56	21	-62.50	176	114	-35.23	1,203	1,150	-4.41
Information	25	24	-4.00	157	93	-40.76	734	828	12.81
Finance insurance, real estate, and rental and leasing	51	2	-96.08	378	150	-60.32	1,382	1,636	18.38
Professional, scientific, management, administrative, and waste management services	121	230	90.08	391	905	131.46	4,997	5,714	14.35
Educational, health and social services	986	1,365	38.44	2,371	3,220	35.81	23,612	23,695	0.35
Arts, entertainment, recreation, accommodation and food services	90	95	5.56	378	393	3.97	5,043	4,310	-14.53
Other services (except public administration)	25	64	156.00	130	421	223.85	1,601	1,889	17.99
Public administration	51	93	82.35	144	195	35.42	1,294	1,340	3.55
<b>Class of Worker</b>									
Private wage and salary workers	1,561	2,269	45.36	4,682	4,827	3.10	39,459	36,537	-7.41
Government workers	159	405	154.72	660	985	49.24	5,674	12,427	119.02
Self-employed workers in own not incorporated business	72	77	6.94	417	442	6.00	3,365	3,044	-9.54

Data Sources: US Census 2010 and 2023

2010 and 2023 American Community Survey 5-Year Estimate [DP03] [S2405]; Datasets: ACSST5Y2010; ACSST5Y2023

\*Insufficient data subject to accuracy of survey responses

## Graph 6: Unemployment Data

### Lansing (Village) Unemployment

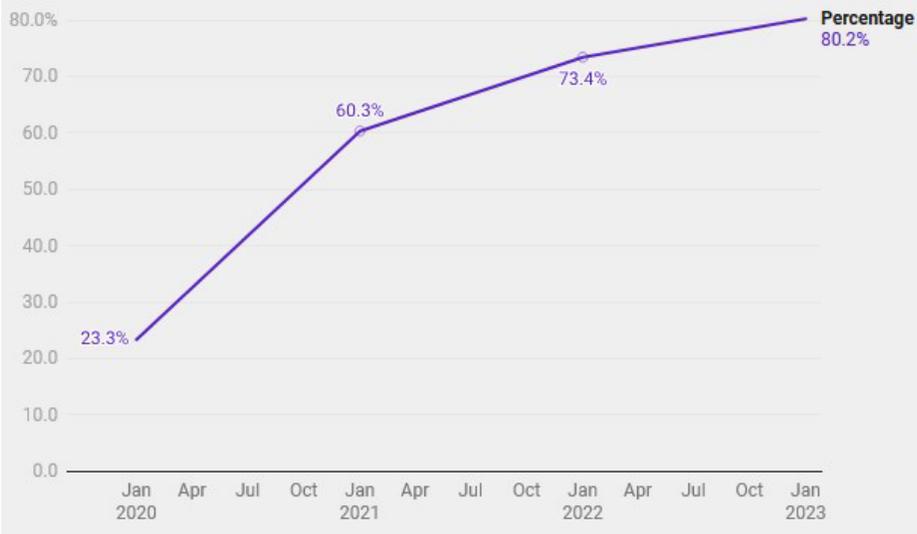
The unemployment rate in Lansing Village for individuals with children under 18 was relatively high in 2020 at 4.8%, but dropped to 0.0% by 2023. For the general population aged 20-64, the unemployment rate fluctuated, increasing from 1.8% in 2020 to 7.4% in 2023, with a peak of 4.4% in 2022.



## Graph 7: Employment Data

### Lansing (Village) Employed Youth 16 - 19

The percentage of youth aged 16-19 working in Lansing Village increased significantly from 23.3% in 2020 to 80.2% in 2023. The employment rate steadily rose each year, with notable jumps from 60.3% in 2021 to 73.4% in 2022.



**Table 5: Cost of Housing Units by Year**

Cost of Village Units Built By Year														
Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Single Family Units Built	6	0	4	3	2	4	6	0	11	7	11	8	6	3
Average Cost	\$401,833		\$287,500	\$383,333	\$372,500	\$671,615	\$282,500		\$395,000	\$383,155	\$390,909	\$399,625	\$255,024	300,000
Duplexs Built								1	1		2			1
Ave. Cost								\$215,000.00	\$160,000		\$206,250			\$400,000
Multi-Units Built							64	\$140	12	8				6
Ave. Cost							\$129,109	\$98,170	\$99,000	\$150,000				\$150,000

Source: Village of Lansing Code Department

**Table 6: HUD Fair Market Rent Comparison 2005 to 2025**

Size of Rental Unit	*2005	*2015	FY 2021	FY 2022	FY 2024	FY 2025
Efficiency	\$585	\$780	\$980	\$1,053	\$1,311	\$1,320
1-Bedroom	\$602	\$957	\$1,048	\$1,127	\$1,434	\$1,489
2-Bedroom	\$705	\$1,146	\$1,269	\$1,365	\$1,664	\$1,702
3-Bedroom	\$853	\$1,588	\$1,619	\$1,743	\$2,056	\$2,051
4-Bedroom	\$885	\$1,593	\$1,812	\$1,851	\$2,229	\$2,353

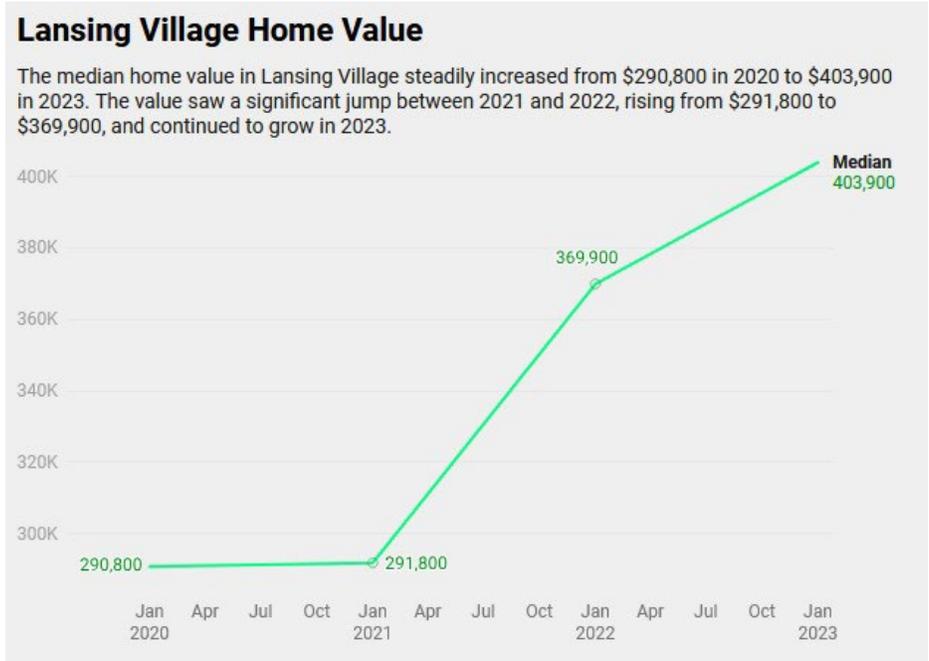
Data Sources: (\*) Village of Lansing Comprehensive Plan 2015-2025 (for 2005, 2015 Fair Market Rent data)

Tompkins County 2022 Housing Snapshot, Department of Planning and Sustainability, November 2023, Appendix B, page 39 (for FY 2021, FY2022).

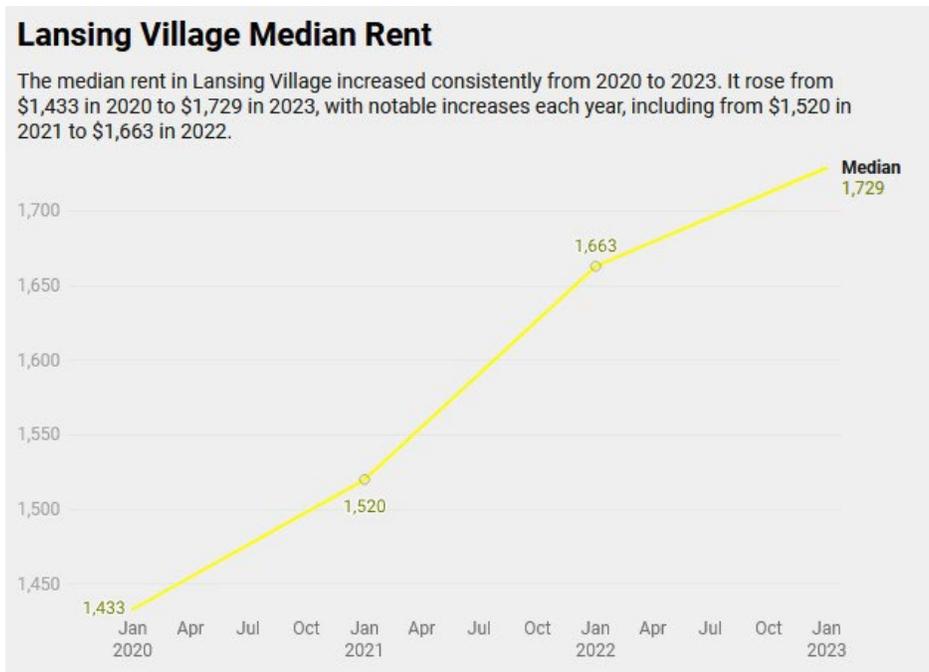
HUD (2024, 2025):

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025\\_code/2025summary.od](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.od)

### Graph 7: Village of Lansing Home Values



### Graph 8: Village of Lansing Median Rent



**Table 7: Commuting Patterns**

Means of Transportation (workers over 16 yrs.)	Village of Lansing		Town of Lansing	Tompkins County	
	2010	2023	2023	2010	2023
Drove Alone	64.30%	48.20%	63%	56.60%	53.40%
Carpool	17.70%	18.10%	12.10%	11.70%	5.70%
Work from Home	5.20%	13.90%	15.20%	6.50%	18.90%
Public Transportation	12.40%	9.80%	4.30%	6.80%	7.90%
Bicycle	0%	7.90%	3.20%	1.30%	2.10%
Walked	0.40%	2.10%	2.00%	16.30%	9.90%
Taxi, motorcycle, or other means	0%	0%	0.20%	0.80%	2.20%

Source: Website ([data.census.gov](https://data.census.gov)) [2023ACS5Y2023-PROFILE[[S0801]]

2010 values are from the Village of Lansing 2015-2025 Comprehensive Plan Appendix Table 11, page 39.

2023 American Community Survey 5-year Estimates (ACS 5yr.) PROFILE.

U.S. Census Website: Village of Lansing NY PROFILE: ([https://data.census.gov/profile/Lansing\\_village,\\_New\\_York?g=160XX00US3641223](https://data.census.gov/profile/Lansing_village,_New_York?g=160XX00US3641223)).

Town of Lansing NY PROFILE: ([https://data.census.gov/profile/Lansing\\_town,\\_Tompkins\\_County,\\_New\\_York?g=060XX00US3610941234](https://data.census.gov/profile/Lansing_town,_Tompkins_County,_New_York?g=060XX00US3610941234)).

Tompkins County NY PROFILE: ([https://data.census.gov/profile/Tompkins\\_County,\\_New\\_York?g=050XX00US36109](https://data.census.gov/profile/Tompkins_County,_New_York?g=050XX00US36109)).

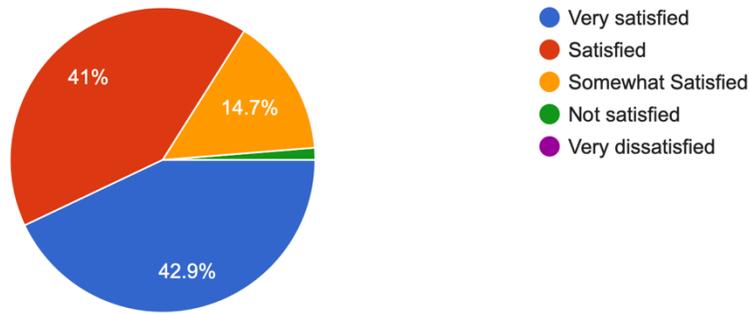
# APPENDIX C: RESIDENT AND BUSINESS SURVEY RESULTS

## Graphs 1-6: Resident Surveys

### Graph 1

In general, how satisfied are you with living in the Village (with regard to the Village itself and not the location or weather)?

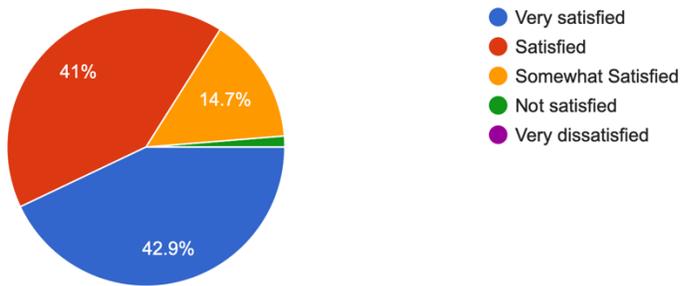
156 responses



### Graph 2

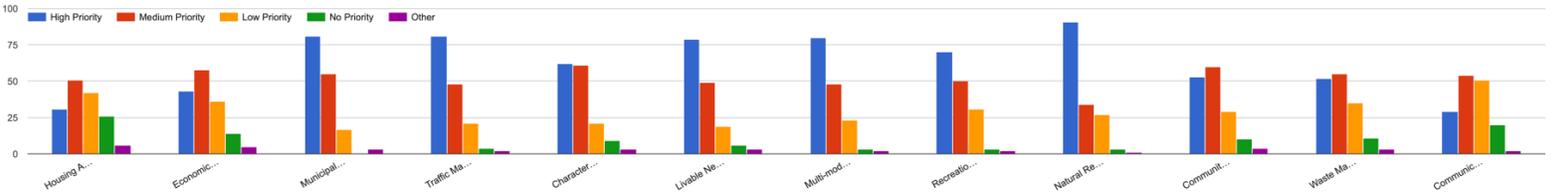
In general, how satisfied are you with living in the Village (with regard to the Village itself and not the location or weather)?

156 responses



### Graph 3

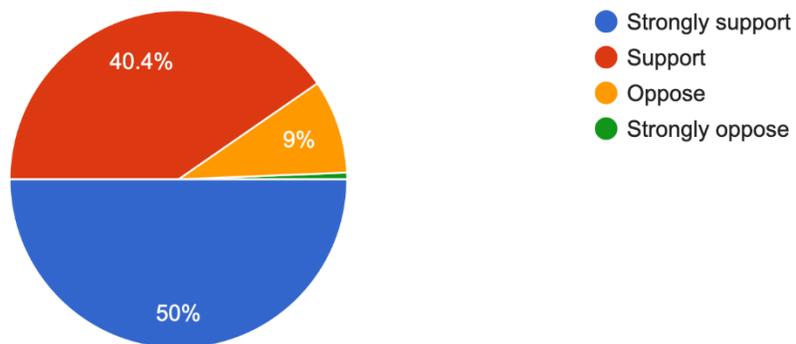
Please rate the following as to whether or not they are important goals for you: (high priority, low priority, medium priority, no, other) using the following definitions: High Priority: The Village should spend time, effort and money to pursue this as quickly as possible. Medium Priority: The Village should spend time, effort and money to pursue this, in conjunction with other goals. Low Priority: Good idea, but the Village...rt, or if it requires little effort. No Priority: The Village should not spend time or money on this. Other: I have other thoughts about this.



### Graph 4

Do you support spending on the construction of trails, bike paths, and sidewalks?

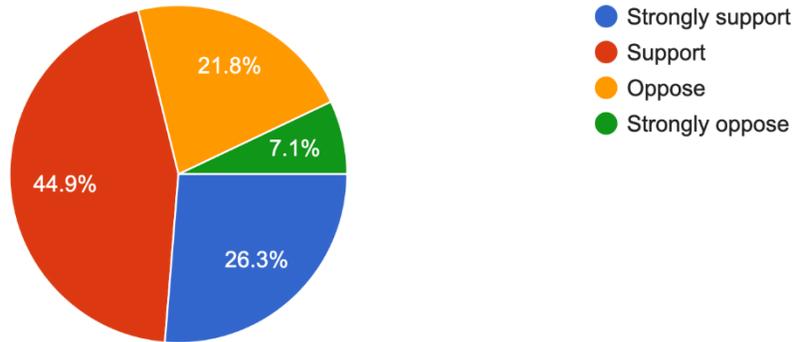
156 responses



### Graph 5

Would you support a tax increase for municipal garbage collection if it will cost less than private service?

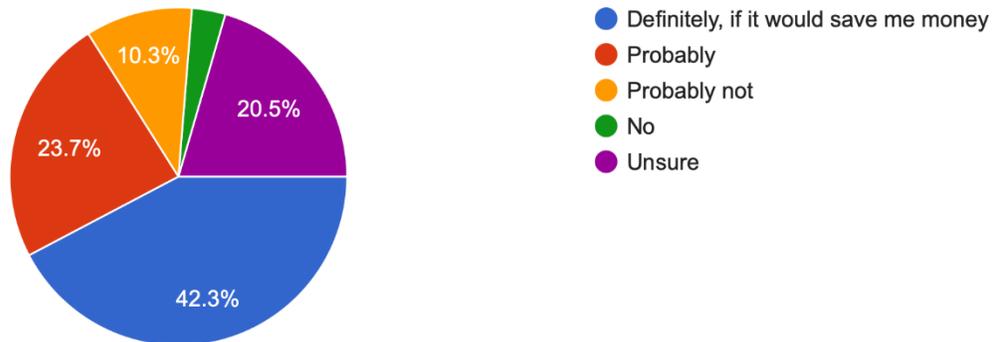
156 responses



### Graph 6

The Village is considering entering into a Community Choice Aggregation (CCA) agreement that would allow it to bulk purchase electricity at a disco... you want to join in this collective municipal rate?

156 responses

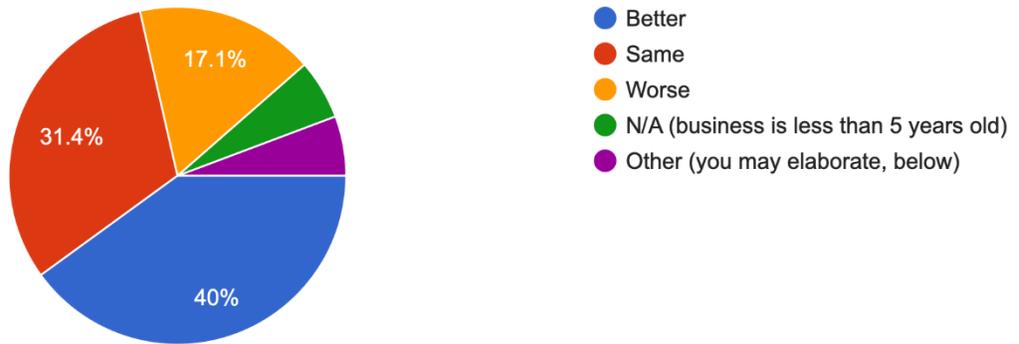


## Graphs 7-13: Business Survey

### Graph 7

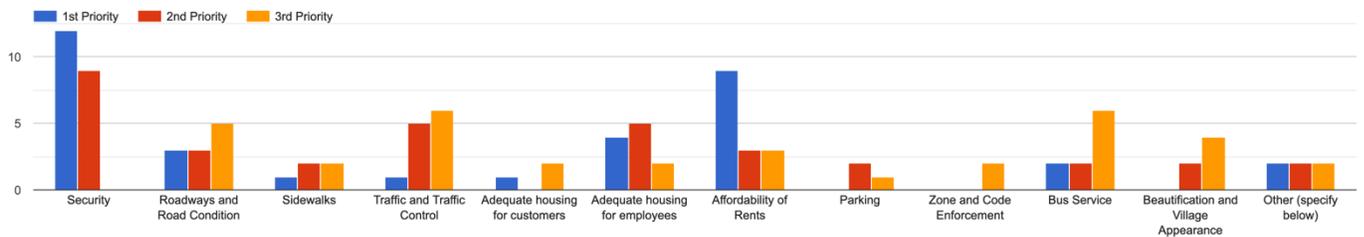
Is your business in better financial condition, the same financial condition or worse than 5 years ago?

35 responses



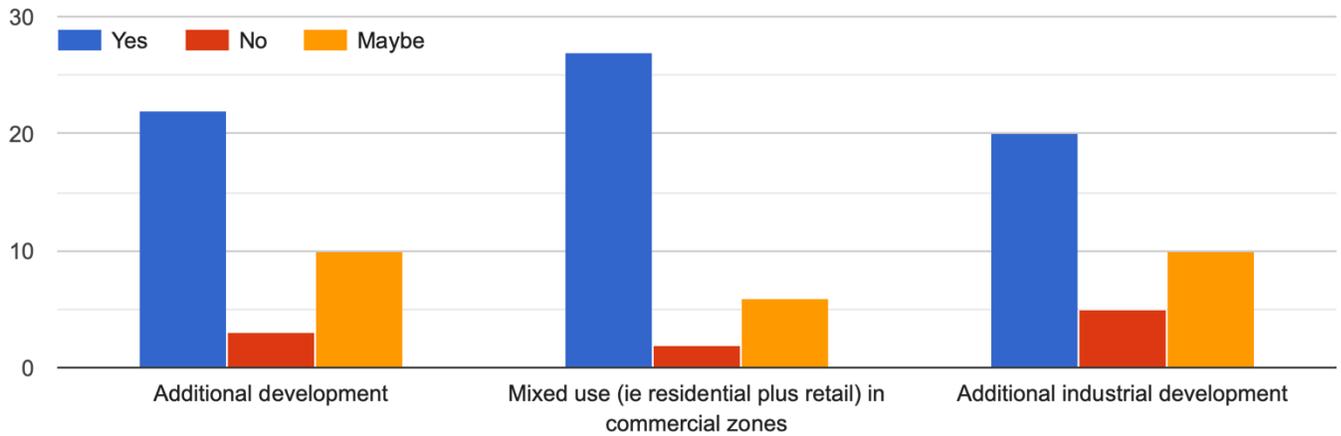
### Graph 8

Please rank your top three priorities with regard to the future of the Village.



### Graph 9

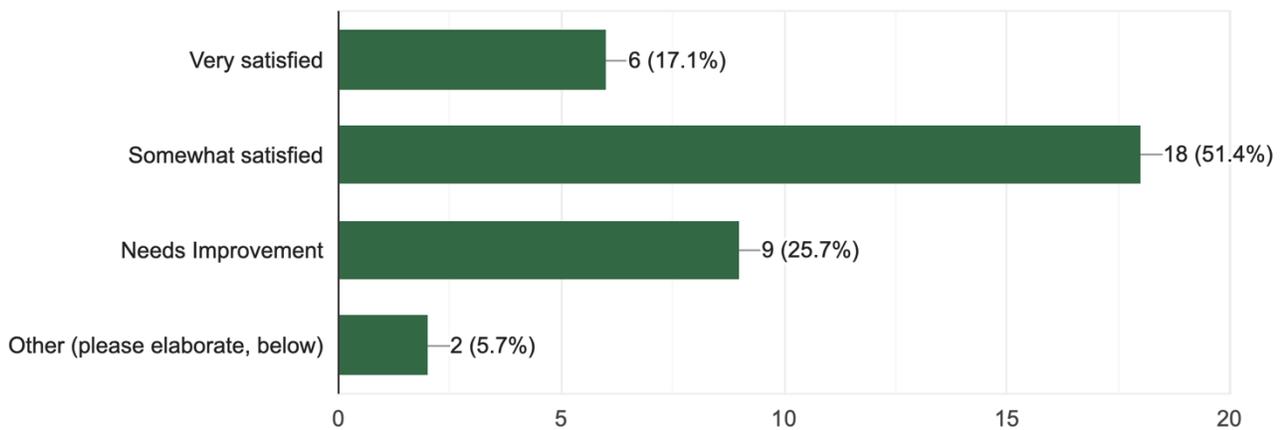
With regard to the Village, do you support:



### Graph 10

How satisfied are you with transit and transportation in the Village?

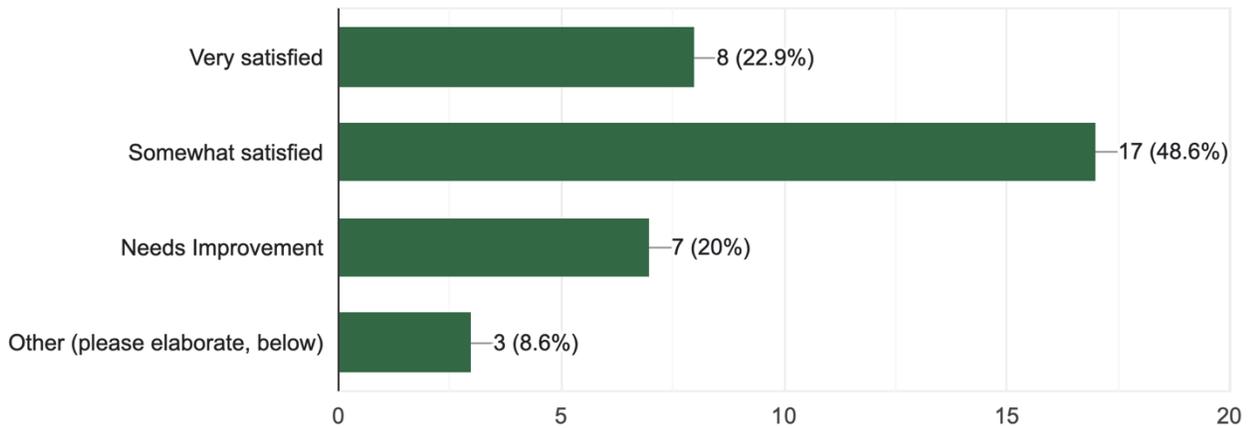
35 responses



### Graph 11

How satisfied are you with the appearance of the commercial areas of the Village of Lansing?

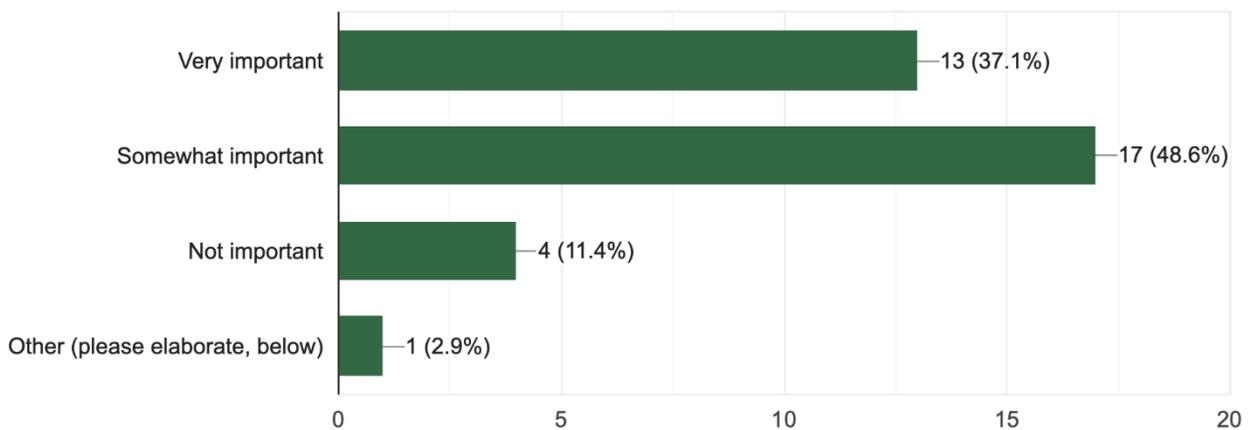
35 responses



### Graph 12

How important to you is the development of renewable resources and green business practices?

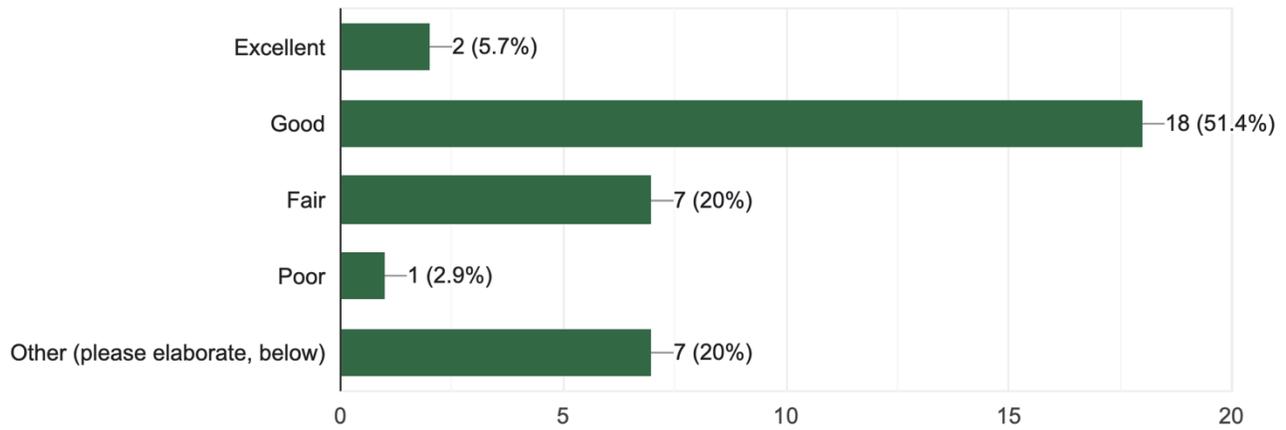
35 responses



### Graph 13

How well do you think the Village of Lansing officials respond to business concerns?

35 responses



## APPENDIX D: VILLAGE PUBLICATIONS

- [Village of Lansing Code](#)
- [Annotated annual lists of resolutions adopted by the Board of Trustees](#)
- [Village of Lansing 2015-2025 Comprehensive Plan](#)
- [2023 Village of Lansing, NY Natural Resources Inventory](#)
- [2022 Village of Lansing Greenway Plan \(PDF\)](#)
- [1994 Village of Lansing Greenway Plan \(PDF\)](#)
- [2021 Village of Lansing Hazard Mitigation Plan set forth in the Tompkins County Hazard Mitigation Plan Pages 9.14--35](#)
- [2019 Government Operations Climate Action Plan \(PDF\)](#)
- [2019 Village of Lansing Greenhouse Gas Inventory \(PDF\)](#)
- [2004 Village of Lansing, NY Open Space Protection Plan](#)

## APPENDIX E: WORK CITED AND OTHER RESOURCES

### Work Cited

- [Tompkins County 2024 Assessment Department Report \(PDF\)](#)
- [Tompkins County 2022 Housing Snapshot \(PDF\)](#)
- [Tompkins County Planning Department Flood Hazard Zones Map](#)
- [Tompkins County Living Wage 2025 Study \(PDF\)](#)
- [Tompkins County Youth Services Department](#)
- [US Census Data For The Village of Lansing, NY](#)
- [US Census Data For The Town of Lansing, NY](#)
- [US Census Data For Tompkins County, NY](#)
- [NYS Office of Family and Children Services](#)

### Other Resources

#### *Natural Areas*

- [Tompkins County Unique Natural Areas \(PDF\)](#)

#### *Water Quality*

- [Water Quality Strategies 2022-2024 \(PDF\)](#)
- [Water Quality Strategies 2025-2027 \(PDF\) \[updated 2022-2025 Water Quality Strategies\]](#)
- [Cayuga Lake Watershed Restoration and Protection Plan 2017 \(PDF\)](#)

#### *Tompkins County Office for the Aging*

- [Tompkins County Office for the Aging Resources \(PDF\)](#)  
[Office: 607-274-5482; 214 West Martin Luther King Jr./State Street, Ithaca, NY 14850](#)
- [Action Plan 2022 \(PDF\) \(awaiting official acceptance\)](#)
- [Needs Assessment, Summary Report 2019 \(PDF\)](#)
- [2023 Annual Report \(PDF\)](#)
- [Housing Options for Older Adults in Tompkins County \(PDF\)](#)
- [Long Term Support Services in Tompkins County \(PDF\)](#)
- [Resources for Caregivers in Tompkins County \(PDF\)](#)
- [Tompkins County Limited English Proficiency Plan and Language Assistance Plan 2019 \(PDF\)](#)
- [Community Assessment Survey for Older Adults 2023 \(PDF\)](#)

- [Age Friendly Implementation Timeline \(PDF\)](#)
- [Age Friendly Action Plan 2022 \(PDF\)](#)

### ***Tompkins County, Additional Resources***

- [Tompkins County Limited English Proficiency Plan and Language Assistance Plan 2019 \(PDF\)](#)
- [Community Assessment Survey for Older Adults 2023 \(PDF\)](#)
- [NY-510 Ithaca/Tompkins Continuum of Care \(COC\) \(PDF\)](#)
- [Tompkins County 2022 Housing Snapshot \(PDF\)](#)
- [Tompkins County 2024 Housing Snapshot \(PDF\)](#)
- [Tompkins County Living Wage 2025 Study \(PDF\)](#)