

Tompkins County
DEPARTMENT OF PLANNING

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning

Telephone (607) 274-5560
Fax (607) 274-5578

October 16, 2014

Ms. Rachel Jacobsen, Zoning Clerk
Town of Lansing
29 Auburn Road
Lansing, NY 14882

Re: Review Pursuant to §239 -l , -m and -n of the New York State General Municipal Law
Action: Site Plan Review for proposed Cayuga Farms Townhomes on N. Triphammer Road, Town of Lansing Tax Parcel #37.-16-3.362, R2 Zoning District, WB Asset Management, LLC, Owner/Applicant, Timothy Buhl, PE, Agent.

Dear Ms. Jacobsen:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l and -m of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that it may have negative inter-community, or county-wide impacts as described below. We recommend modification of the proposal. If the Board does not incorporate the recommendations, such approval will require a vote of a supermajority (meaning a majority plus one) of all members of the decision-making body.

Recommended Modifications

- All roadway and bus pull-off areas in the County Highway Right of Way need to be constructed and paved per County Highway Division requirements.
- Internal pedestrian paths should also be required within the project site to allow for freedom of safe, non-vehicular movement within the development and to North Triphammer Road.
- Recreation facilities such as playground should be provided on-site.
- A walkway should also be provided along Triphammer Road to allow for pedestrians to access adjacent properties and the current bus route a quarter mile north of the site.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning

Cc: Jeff Smith, Manager, Tompkins County Highway Division