

Tompkins County
DEPARTMENT OF PLANNING

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning

Telephone (607) 274-5560
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February 20, 2015

Mr. Michael H. Long, AICP, Planning Consultant
Town of Lansing
PO Box 186
29 Auburn Road
Lansing, NY 14882

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Modifications to Approved Planned Development Area for Village Solars, Rocco Lucente, Owner/Applicant; Lawrence Fabbroni, Agent.

Dear Mr. Long:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l, -m and -n of the New York State General Municipal Law. The Department has reviewed the proposed modifications to the Town approved 2014 Planned Development Area, as submitted, and has determined that the modifications have no negative inter-community, or county-wide impacts.

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

Lawrence J. Fabbroni, AIA
1 Settlement Way
Ithaca, NY 14850

Town of Lansing Planning Board
Lansing Town Hall
29 Auburn Rd.
Lansing, NY 14850

February 5, 2014

Re: Village Solars Minor Plan Updates & Local Law Correction

Dear Planning Board Members:

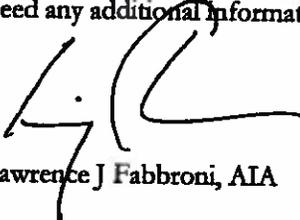
We are requesting a minor update to the Village Solars Site Plan, as well as a correction to an error that was included in the Local Law for the PDA with respect to our plan.

1. We are proposing a shift of 6 units from the Phase 2 development of the Village Solars to Phase 4 as shown on the attached revised plan. As we have developed Phase 1, and worked with NYSEG to serve the project with utilities, the location of the utility lines and easement, as well as the location of mature trees, has caused a slight shift to the north in the location of the public pathway. Ultimately when the brush was cleared, this also made sense to allow the walkway to be framed on both sides with trees wherever possible – as was always intended. While these necessary adjustments were ideal for both the utilities and the main public amenity included in this phase of development, it has forced us to consider small adjustments to the buildings planned to the north of the walkway in Phase 2. Furthermore, the lack of adequate gas service for future Phases of this project, as well as for future development in Lansing, has led us to design Phase 2 exclusively with electric service. In developing these designs and meeting with NYSEG with believe this adjustment aids us in providing the most efficient utility layout in future Phases.

To be clear, we are not proposing any additional units or program within the PDA from what has already been approved, we are merely requesting approval of a minor adjustment to the site plan, which will adhere to all setbacks and height limitations. The attached plans show our proposed revised plan and phasing, as well as the approved plan.

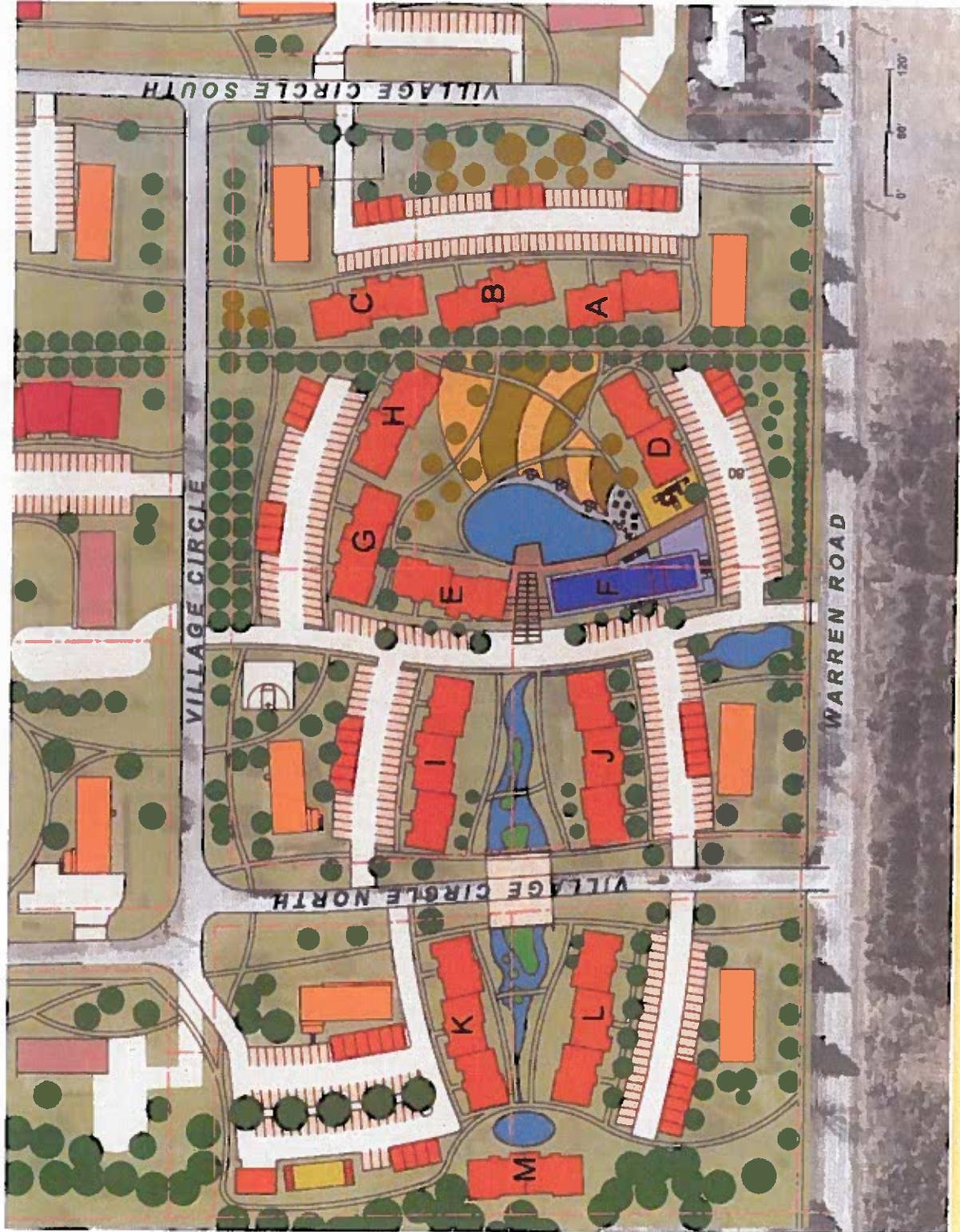
2. We are also requesting that there be a correction made to "Local Law #1 of 2013" that governs the PDA. In Section 3.2.a.1 of the Local Law, there is a provision for "multi-family dwellings not to exceed 12 units." This is at odds with the plan that was approved, as there are multiple 18-unit structures planned in future phases (also shown on the attached approved plan graphic). We think this was a simple oversight, and possibly a late addition to the law by the planning consultant who the Town hired in the late stages of our approvals process who was not familiar with the project details. In any case, we are requesting that this be corrected to reflect the plan that was approved.

As always we appreciate your time and consideration on these matters. Please let me know if you need any additional information. Sincerely,


Lawrence J Fabbroni, AIA

THE VILLAGE SOLARS

UNIT COUNTS - 2014 APPROVED PLAN



Phase I	Units
A	12
B	12
C	12
Subtotal	36

Phase II	Units
D	12
E	11
Subtotal	23
*Building E includes 2 guest suites for resident use	

Phase II-B	Units
F	10
Subtotal	10
*Building F includes community facilities/amenities	

Phase III	Units
G	12
H	12
Subtotal	24

Phases TBD	Units
I	18
J	18
K	17
L	17
M	11
Subtotal	81

TOTAL	Units
	174