

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

March 1, 2016

Ms. Rachel Jacobsen, Zoning Clerk
Town of Lansing
Box 186
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 the proposed Dollar General at Ridge Road and Cayuga Vista Drive, Town of Lansing Tax Parcel #37.01-2-53.21, Finger Lakes Tire and Auto Service, Owner; Primax Properties, Applicant; Bohler Engineering, 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

- It appears that the proposed use may be over intensifying development of the proposed subdivided lot. If the entire parcel was utilized, access and turn-around space for delivery trucks could likely be provided on the site with access limited to Cayuga Vista Drive. We recommend that the plan be revised to determine whether this is feasible.
- If it is determined that the above is not feasible, only one access for the entire existing parcel prior to subdivision should be permitted on Route 34. A condition of both subdivision and site plan approval should be a restriction that only one access will be utilized for any future development on the entire existing parcel and for both parcels if subdivision is approved. This would require that an access easement between the two parcels be created as part of the proposed subdivision and a permanent restriction of any further access to Route 34 be a condition for any future development.

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

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning

Cc: Eric Buck, Resident Engineer, NYSDOT Region 3