

Tompkins County
DEPARTMENT OF PLANNING

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning

Telephone (607) 274-5560

July 15, 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 East Shore Christian Fellowship Addition, Town of Lansing Tax Parcel #37.1-2-46, East Shore Christian Fellowship, Owner/Applicant

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

- We recommend that the site plan include a vegetated buffer on both sides of Minnegar Brook to help reduce flood risk and improve water quality. We would normally recommend that the buffer on an intermittent stream be 50 feet on either side of the stream measured from the stream bank. Given that this site is already developed we recommend that a buffer of at least 25 feet be established on both sides of the stream as a part of the building addition. The site plan should clearly indicate the location of the creek and buffer area.

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

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning