

**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

December 11, 2014

Ms. Rachel Jacobsen, Zoning Clerk  
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: Major Subdivision for Proposed Novalane Subdivision at 1714 East Shore Drive, Town of Lansing Tax Parcel #36.-1-17.40, John Young, 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**

- Based on the field analysis that identifies the important Appalachian Oak-Hickory forest portion of the Lake Cliffs, South of Portland Point Unique Natural Area (UNA-64), we recommend the town require a formal easement on this portion of the property which prohibits disturbance and tree removal in this area.

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