

Tompkins County
DEPARTMENT OF PLANNING

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning

Telephone (607) 274-5560

September 20, 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 2 duplex apartments on Buck Road, Town of Lansing
Tax Parcel #27.-1-26.111, Scott Morgan, 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 Modification

- We note that the applicant proposes utilizing Norway Spruce trees as a part of the landscaping plan. Norway Spruce is listed as an invasive species on the Tompkins County Environmental Management Council's Invasive Species List (http://www.tompkinscountyny.gov/files/emc/educationalmaterial/Invasive_plants_2009list.pdf). We recommend replacement with a species not noted on this list.

The Department also offers the following comment regarding the proposed project, which is not a formal recommendation under General Municipal Law §239 -l and -m:

- We also note that for the R3 zone the Lansing Zoning Code allows a density of 1 dwelling unit per 40,000 square feet. Given the size of the parcel and this density requirement the balance of the property would be able to be developed with no more than one additional dwelling unit and any future subdivision would need to retain approximately 3.7 acres with the existing units.

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

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning