



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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January 6, 2015

Michael H. Long, AICP, Consulting Planner
Town of Lansing
29 Auburn Road
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 proposed Pinney Duplex Apartments, Town of Lansing Tax Parcel #30.-1-28.212, RA Zoning District, A. Scott Pinney, Owner/Applicant, Wayne Mattison, PE, 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 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

- To adequately provide safe access for emergency vehicles and residents we recommend the Town require the road be built to standards as outlined in Town Law referenced in the Town's Subdivision development standards.
- Prior to issuing approvals the Town should require clarification of what activities are allowed in the "Area to Remain Undeveloped" to ensure activities do not conflict with residences and their water supply.

Other Comments

- We note that the Tompkins County Environmental Health Department has not yet reviewed these plans and further believe there are several issues related to septic systems and water supply that would likely require modification of the site plan. The Town should require submission of these plans for review by the Health Department prior to issuing approvals.

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

Sincerely,

A handwritten signature in blue ink that reads "Edward C. Marx". The signature is written in a cursive style with a large initial "E".

Edward C. Marx, AICP
Commissioner of Planning

Cc: Liz Cameron, Tompkins County Director of Environmental Health