

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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September 3, 2013

Ms. Rachel Jacobson, Planning 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: Proposed Lake Forest Major Subdivision, Town of Lansing Tax Parcel Nos. 32.-1-37.428 & 32.-1-37.440, L1 (Lakeshore) District

Dear Ms. Jacobson:

This letter acknowledges your referral of the proposal identified above for informal 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 provided materials and has the following initial comments:

- As stated in our May 2 and December 3, 2012 letters on previous subdivisions of this property, the Unique Natural Area in which this subdivision is proposed, Lake Cliffs (UNA-24) was established in large part due to the rare and scarce plant species found along the dry cliffs. These plant species include the rare species of Cooper's milk vetch, creeping bush clover and elm-leaved goldenrod. Care should be taken to inventory these plant species and require adequate mitigation measures, including the design a subdivision in which all future development and related structures like stormwater ponds occur outside of the UNA.
- As was also previously stated, we recommend that the Town require a minimum 50-foot, no-disturbance buffer to the intermittent stream which follows the parcel's southern boundary to help preserve water quality. This buffer should be measured from the top of the stream bank, exclude any disturbance including driveways and be maintained as natural vegetation. The subdivision should be designed so as to: 1) eliminate proposed lots 10, 11 and 16 in order to establish an appropriate buffer area; 2) reconfigure the remaining lots to allow all development to occur outside of the UNA boundary; and 3) require that areas that will be allowed to be disturbed are identified on each lot with all development activities including septic systems restricted to those areas.

We look forward to conducting the formal review of this project under General Municipal Law §239 -l, -m and -n and making formal recommendations as the project progresses.

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning

Cc: Steve Maybee, Tompkins County Department of Environmental Health

Inclusion through Diversity

2 District
Town Of Lansing Planning Board
Application for Review and Approval of Subdivision

Check One: Subdivision Plat Fee Paid \$ _____ Date MAY 24, 2013
 Boundary Change Receipt No. _____

1. Name or Identifying Title LAKE FOREST CIRCLE SUBDIVISION
2. Tax Parcel No. & Zoning District 32-1-37.428 §32-1-37.440 L1
3. Subdivider: (if owner, so state; if agent or other type of relationship,
state details on separate sheet)

Name & Title H. FLOYD DAVIS, OWNER
Signature H. Floyd Davis Date MAY 24, 2013
Address 54 LAKE FOREST DR. LAUSING NY 14882
Phone 227-2583 Fax _____ E-Mail HFD1@Cornell.edu
Other Contact information _____

4. Licensed Land Surveyor:
Name: JAMES STOCKWIN
Address 69 JAMES ST. HOMER NY 13077
Phone 607-749-5233 Fax _____ E-Mail jstockwin@verizon.net
Other Contact information _____

5. Engineer:
Name: TIMOTHY C. BUHL, P.E.
Address GOODRICH HILL RD, LOCKE NY 13092
Phone 607-423-1919 Fax _____ E-Mail tcbuhl@verizon.net
Other Contact information _____

6. Easements or other restrictions on property: (Describe generally)
 VARIOUS: NYSEG, DAVIS, NYBERG, COATES, FIELD

7. Names of abutting owners and owners directly across adjoining streets, including those
in other towns (Available at Tompkins County Assessor's Office. Attach
additional sheets if necessary)
 ON FILE: NYBERG, CATHLES, SWEAZY, FIELD, KARR,
 COATES, ~~RAICWAY~~, RIEGER, NORFOLK-SOUTHERN
 RAICWAY.

8. Requested exceptions: The planning Board is hereby requested to authorize the
following exceptions to or waivers of its regulations governing subdivisions
(attach list of exceptions with the reason for each exception set forth):
 NONE

* Note: Application, Fee and required documents must be received in the Code
Enforcement Office 14 days prior to the scheduled Planning Board meeting.

SITE NAME: Lake Cliffs, North of Myers Point

DATA LAST UPDATED: 1/3/00

SITE CODE: UNA-24

OLD SITE CODE: LA-19

LOCATION

Municipality: Town of Lansing

USGS Quad: Ludlowville

Tax Parcel Numbers Included in this Site:

Latitude: 42 34 54 N

Longitude: 76 35 13 W

Latitude: 42 33 56 N

Longitude: 76 34 36 W

Tax parcel data is accurate as of July 1, 1999. For up-to-date information on tax parcel descriptions and ownership, contact the Tompkins County Assessment Department. When a UNA covered less than 0.025 ac. of a parcel, the parcel was excluded from this list.

| | | | | | | |
|----------------|----------------|----------------|----------------|---------------|---------------|---------------|
| LA 23-1-20 | LA 23-1-23.2 | LA 23-1-25 | LA 23-1-26 | LA 23-1-27 | LA 23-1-28.31 | LA 23-1-28.4 |
| LA 24-5-1.2 | LA 24-5-3 | LA 25-1-1.2 | LA 25-1-1.3 | LA 25-1-21.33 | LA 25-1-21.34 | LA 25-1-21.35 |
| LA 25-1-21.36 | LA 25-1-21.37 | LA 25-1-21.382 | LA 25-1-22 | LA 25-1-23.1 | LA 25-1-23.2 | LA 25-1-23.31 |
| LA 25-1-24 | LA 25-1-25 | LA 25-1-26.1 | LA 25-1-26.2 | LA 25-1-26.3 | LA 25-1-26.4 | LA 25-1-26.5 |
| LA 25-1-3.11 | LA 25-1-3.12 | LA 25-1-3.13 | LA 25-1-3.2 | LA 25-1-6 | LA 32-1-37.3 | LA 32-1-37.41 |
| LA 32-1-37.421 | LA 32-1-37.422 | LA 32-1-37.423 | LA 32-1-37.424 | LA 32-1-37.5 | LA 32-1-37.6 | LA 32-1-57 |
| LA 33-1-4.2 | | | | | | |

SITE AND VEGETATION DESCRIPTION

This is a long section of lake cliffs. The slopes are moderate, but limestone outcrops and talus slopes form a band along the railroad. Small streams dissect the site. Hidden Glens is found in this area but described elsewhere. (See UNA-25). The area is largely forested with oak-hickory forests dominating. The vegetation along these slopes is highly variable. In some areas the forest stands are undisturbed oak forest with large trees. In other places the site has been farmed almost to the cliff edge, and since abandoned. There are a narrow band of large old trees with larger areas of old field forest. In areas where the land has always been forested, but forest cutting has been heavy, oak-hickory forests are found. On the exposed, sunny, dry calcareous cliffs and talus slopes, a number of rare and scarce plants are found.

REASONS FOR SELECTION

- Area of geologic importance
- Diverse flora
- Rare or scarce community types
- Rare or scarce plants
- Scenic/Aesthetic value
- Old-growth forest

SPECIAL LAND-USE INFORMATION**Special Land-Use Designations and Features**

- A mature forest stand with trees over 150 years old is found on this site.
- Some or all of this site lies in an agricultural district, certified pursuant to NYS Agriculture and Markets Law.
- The Tompkins County Greenway Coalition has identified a biological corridor which includes this site.
- The Tompkins County Greenway Coalition has identified a possible multi-use trail on this site.
- This site has views which are considered locally important. There are distant landscape views from the site.

Water Resources

- All or some of this site lies within Flood Zone A (100-year flood) as identified by FEMA.
- All or some of a lake or pond is found on this site.
- A stream runs through this site.
- A NYS protected stream runs through this site.

CONSERVATION OF THE SITE**Adjacent Land-Use:**

Residential and forest.

Sensitivity of Site to Visitors:

The talus slopes, and some of the glens, are considered very fragile and vulnerable to disturbance by visitors.

Evidence of Disturbance and Threats to Site: There has been some disturbance to the north and south of the site from housing construction. The railroad has cut vegetation and threatens rare species on the talus slopes. The main threats to the site are from house building and subdivision development.

Special Conservation/Management Needs: Home owners in the area should be made aware of the special vegetation found along the lake cliffs. The site does not have an adequate protective buffer.

Successional red cedar woodland A woodland community that commonly occurs on abandoned agricultural fields and pastures, particularly on fertile, calcareous soils, on slopes along the lakes and, occasionally, on well drained soils of alluvial valleys. The dominant tree is usually red cedar. Gray birch, hawthorn, buckhorn, white ash, and black walnut are common associates. Shrubs and ground layers are similar to that of successional old field.

Cliff and talus communities on limestone Open communities with less than 25% trees on a limestone or dolomite substrate. The calcareous cliff community and Calcareous talus slope woodland communities are often found together. The woodland community is structurally intermediate between forests and open canopy upland of the cliff community.

Calcareous cliff community A community with sparse vegetation that occurs on vertical exposures, cliffs, and talus slopes of resistant bedrock such as limestone or dolomite or consolidated materials. There is little soil. Characteristic species include purple cliff brake, bulb fern, early saxifrage, and eastern red cedar.

Plant Species

Although substantial effort was made to identify significant plant species on this site, it is possible that additional rare or scarce species exist that do not show up in this report. A field check is always recommended prior to modifying the landscape. Detailed information regarding each species' rareness and status may be found in Appendix D. For up-to-date information on species, contact the NY Natural Heritage Program (518-783-783-783).

- Rarity:** (Key: No checkmarks indicate that no species fall within those categories.)
- Global - At least one plant species designated as rare or scarce at the global level by The Nature Conservancy is found on this site.
 - State - At least one plant species designated as rare or scarce at the state level by The Nature Conservancy and the New York Natural Heritage Program is found on this site.
 - Local - At least one plant species designated as rare or scarce at the local level by the Tompkins County EMC and the Cornell Plantations is found on this site.

Legal Status:

- Federal - At least one plant species designated as threatened or endangered by the U.S. Department of the Interior is found on this site.
- State - At least one plant species designated in New York State as endangered, threatened, rare or exploitably vulnerable is found on this site.

Significant Plant Species Inventoried on this Site:

| Scientific Name | Common Name | Global/State/Local Rarity | Local Comments | State Legal Status |
|-------------------------|--------------------------|---------------------------|----------------|--------------------|
| Staphylea trifolia | bladdernut | L3 | Scarce | None |
| Astragalus neglectus | Cooper's milk vetch | G4 S1 | Rare | None |
| Lespedeza procumbens | creeping bush clover | L2 | Rare | None |
| Viburnum rafinesquianum | downy arrowwood | L3 | Scarce | None |
| Solidago ulmifolia | elm-leaved goldenrod | L2 | Rare | None |
| Paronychia canadensis | forked chickweed | L3 | Scarce | None |
| Celtis occidentalis | hackberry | L3 | Scarce | None |
| Penstemon hirsutus | hairy beardtongue | L4 | None | None |
| Zizia aurea | heart-leaved alexanders | L3 | Scarce | None |
| Phlox subulata | moss phlox | L3 | Scarce | None |
| Ceanothus americanus | New Jersey tea | L4 | None | None |
| Pinus rigida | pitch pine | L3 | Scarce | None |
| Lespedeza intermedia | purple bush clover | L3 | Scarce | None |
| Arabis drummondii | rockcress | G5 S1S2 | L3 | Scarce |
| Cornus rugosa | round-leaved dogwood | L4 | None | None |
| Carex umbellata | sedge | L4 | None | None |
| Polygala senega | Seneca snakeroot | L3 | Scarce | None |
| Symphoricarpos albus | snowberry | L3 | Scarce | None |
| Vicia caroliniana | spring vetch, wood vetch | L3 | Scarce | None |
| Solidago squarrosa | stout goldenrod | L3 | Scarce | None |
| Prunus nigra | wild plum | L3 | Scarce | None |

Animal Species

The UNA inventory currently does not contain much specific data regarding animal species (and very little regarding rare or scarce species) on UNA sites. Therefore, this data should be viewed as preliminary and incomplete. A field check is always recommended prior to modifying the landscape. Detailed information regarding each species' rareness and status may be found in Appendix E. For up-to-date information on species, contact the NY Natural Heritage Program (518-783-3932).

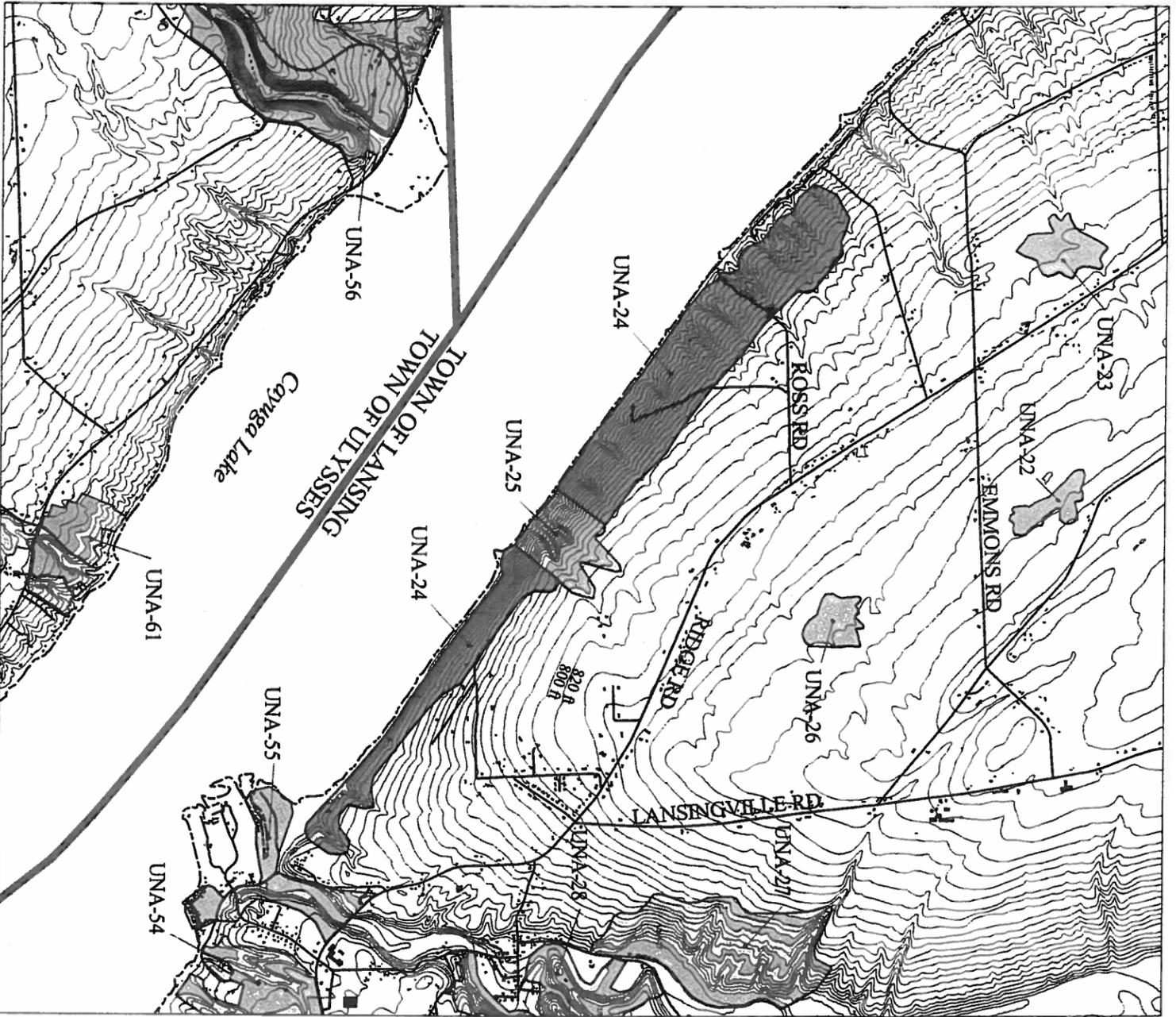
Animal Description: - - - - -

Rarity: (Key: No checkmarks indicate that no species fall within those categories.)

- Global - At least one animal species designated as rare or scarce at the global level by The Nature Conservancy is found on this site.
- State - At least one animal species designated as rare or scarce at the state level by The Nature Conservancy and the New York Natural Heritage Program is found on this site.

Legal Status:

- Federal - At least one animal species designated as threatened or endangered by the U.S. Department of the Interior is found on this site.
- State - At least one animal species designated by NYS as threatened or endangered is found on this site.

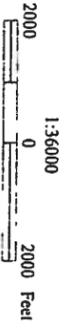


UNA-24 Lake Cliffs, North of Myers Point

Tompkins County Environmental Management Council
Inventory of Unique Natural Areas in Tompkins County
Last Updated: September 1999

Town of Lansing

-  Unique Natural Area UNA-24
-  Other Unique Natural Area(s)
-  Building Footprint
-  20 Foot Contour
-  Road
-  Cayuga Lake
-  Municipal Boundary



UNA boundaries were delineated by field biologists based on a review of air photographs, digital GIS base map data (roads, building footprints, 20 foot contours and streams) and field visits. UNA boundaries are approximate and should be used for general planning purposes only. As a practical matter the county does not warrant the accuracy or completeness of the information portrayed. The end user of this map agrees to accept the data "as is" with full knowledge that errors and omissions may exist, and to hold harmless the County for any damages that may result from an inappropriate use of this map.

