

Tompkins County
DEPARTMENT OF PLANNING

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning

Telephone (607) 274-5560



May 6, 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: Use Variance for the proposed single family home at 300 Portland Point in the Industrial/Research District, Town of Lansing Tax Parcel #36.-1-8.3, 300 Portland Point, LLC, Owner; Jennifer Whittaker, Appellant

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

- To ensure standards are consistently applied to lakefront residential uses we recommend the Town require that the proposed use adhere to all the standards that apply to single family residences in the Lakeshore zone as a condition of any approvals.

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

Sincerely,

A handwritten signature in black ink that appears to read "Edward C. Marx".

Edward C. Marx, AICP
Commissioner of Planning