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January 15, 2025

Town of Lansing
29 Auburn Road
Lansing, NY 14882

Attn: Hon. Alfonso Fiorille
Planning Board Chairperson

Re: Litzenberger Subdivision

Dear Chairperson Fiorille:

Our office represents Jacob (Jack) Litzenberger relative to the sale of property he owns in the Town of Lansing.

On August 27, 2024, our client was granted subdivision approval for his property located at 2661 North Triphammer Road (Tax Map No.44.-1-25). The subdivision was of a 2.36 acre parcel into two parcels of 1.15 and 1.21 acres. Mr. Litzenberger was not represented and as such did not know or understand that once the approval was granted that the map needed to be filed with the Tompkins County Clerk within 62 days of approval. When our client came to us a short time ago, I asked him whether the map had been filed and he was under the mistaken impression that the Town was filing the map.

In any event, I am requesting that pursuant to the Town of Lansing Code of Ordinances, Section 235-9, Subdivision E, the map approval be extended by the Board an additional 62 days.

Our client will suffer a substantial hardship in that both parcels are under contract for sale and the delay in having to re-apply may result in losing one or both sales.

There has not been any change in zoning, subdivision, engineering, stormwater, environmental or any other required review or standard since the initial approval was granted.

Based upon the foregoing, I respectfully request that our client's application for an extension of time to file the approved subdivision map be granted.

Very truly yours,

A handwritten signature in blue ink, reading "James J. Baranello". The signature is written in a cursive style with a large initial "J".

JAMES J. BARANELLO, ESQ.

JJB/rja