



May 7, 2015

Elizabeth Parmly
Regional Permit Engineer
NYS DOT
333 E. Washington Street
Syracuse, NY 13202

Re: Development of 118-119 East Seneca Street, City of Ithaca, Tompkins County

Dear Betsy:

Thank you for reviewing the project for the Tompkins Financial Headquarters proposed for 118-119 East Seneca Street in the city of Ithaca. Our design team has received your letter dated April 24, 2015 with comments on the site plans, and I personally appreciate the time you took over the phone on Tuesday to discuss.

In response to your comments, we will include directional signage on the one way driveways to show "one way" and "do not enter". In addition, we understand and expect this project will require a highway work permit.

As to the comments regarding dual exit lanes, I hope that additional information about the existing curb cuts on site and mitigations included in the design would allow DOT to authorize the two exit lanes. The project, although on two sides of the street, is a single project with a single client. Overall, the project will result in a significant reduction of curb cut and multiple lane exits along Seneca Street.

The existing site on the north side of Seneca Street currently includes a five-lane continuous curb cut (61.25') exit from the drive through in addition to a one-lane entry curb cut (22.25'). The existing site on the south side of Seneca Street includes one entry curb cut (26.75') and one exit curb cut (20.25'). This totals to 83.5 linear feet of curb cut on the north side, 47 linear feet of curb cut on the south side and is illustrated on A1 in the attached diagram. Current on-street parking conditions (which affect visibility) also are shown in this diagram.

The proposed condition moves the drive-through to the south side of the street, provides only the very minimum of drive-up operations and eliminates the existing sixty-one foot long continuous exit. In the proposed condition, there is a net loss of 57.5' of curb cut and no multiple exit lanes on the north side of the street. On the south side of the street, there is a net gain of only 8.5' in curb cut width, and although there are dual exit lanes, they represent a 3-lane reduction over the existing conditions. This is illustrated on A6 in the attached diagram.

Please also note that Seneca Street is a one-way street. Drivers, should they find themselves exiting side by side, will only need to look one way for oncoming traffic, and as such, it should not result in the taking-turns-creeping-forward condition that you described. Additionally, there will be no street parking within the lines of visibility for exiting traffic in this location.

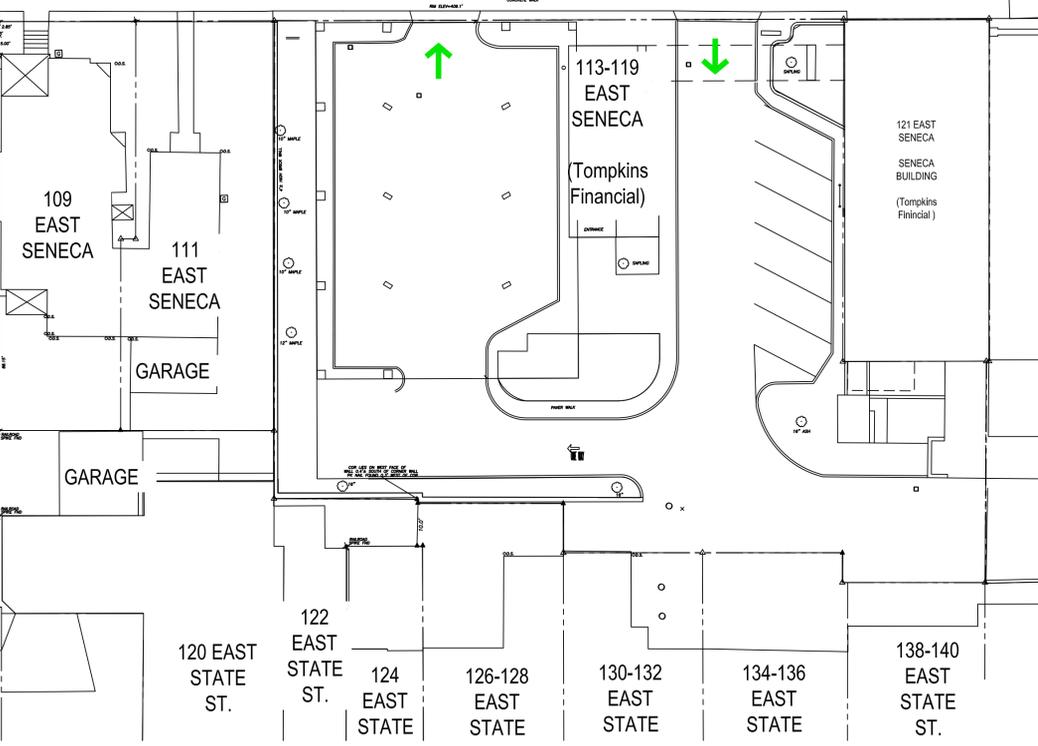
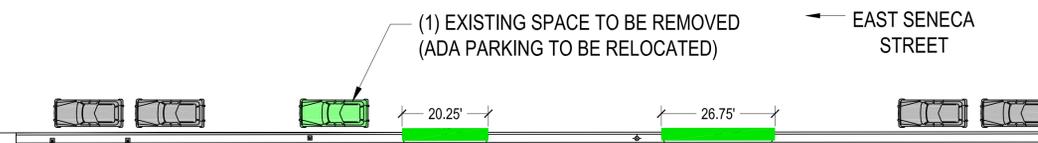
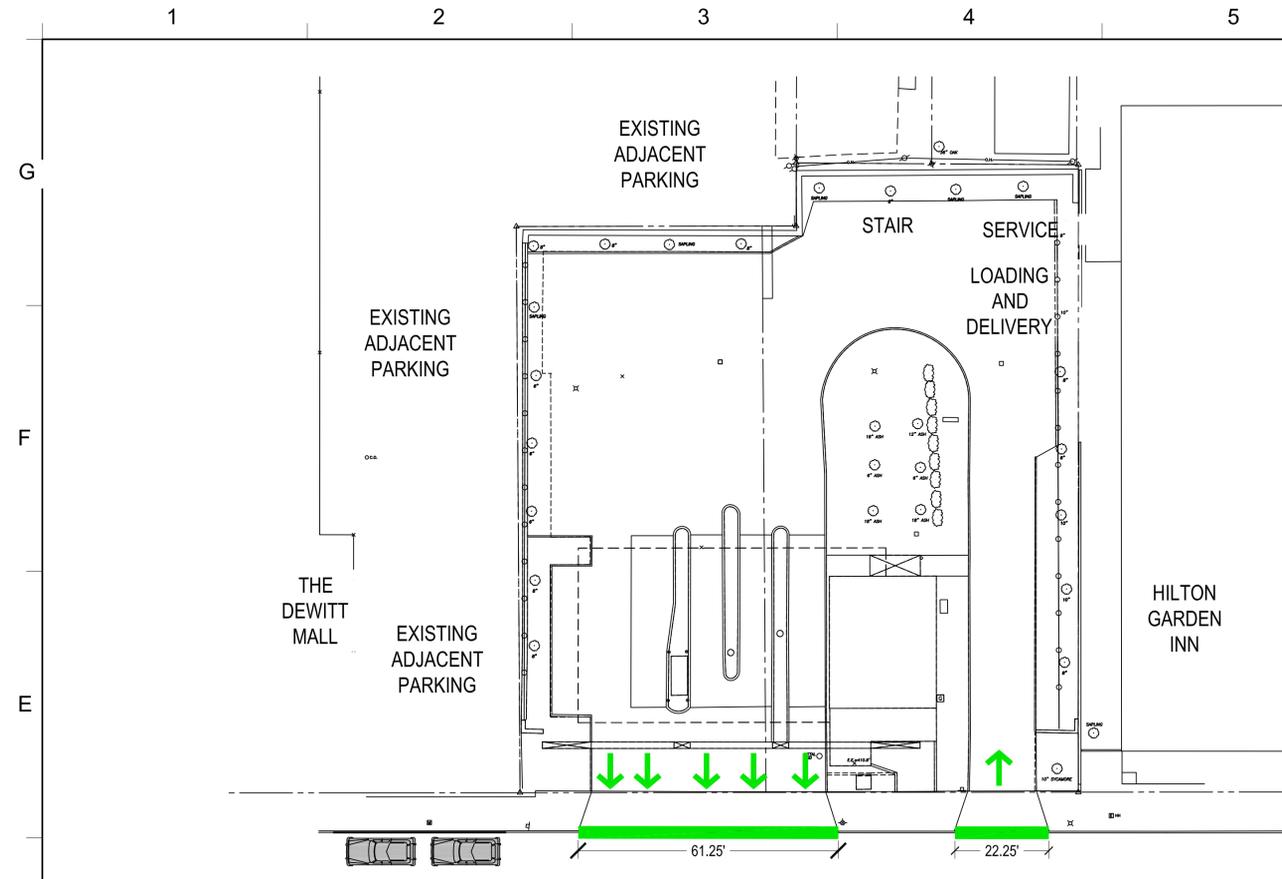
Unfortunately, there is not enough linear feet on the south property to merge the two exit lanes into one – and the program of two drive-up teller spaces is the minimum necessary for bank operations. If the teller operations cannot be accommodated, it is unlikely that the project will move forward and the existing condition will remain. We believe the proposed condition is an improvement over the existing condition in terms of safety and operations and request that you allow the dual exit lanes from the south side of Seneca Street.

I appreciate your time in this matter and look forward to your comments. If there is anything else I can provide to you that would be helpful, or if you have additional questions, please do not hesitate to call.

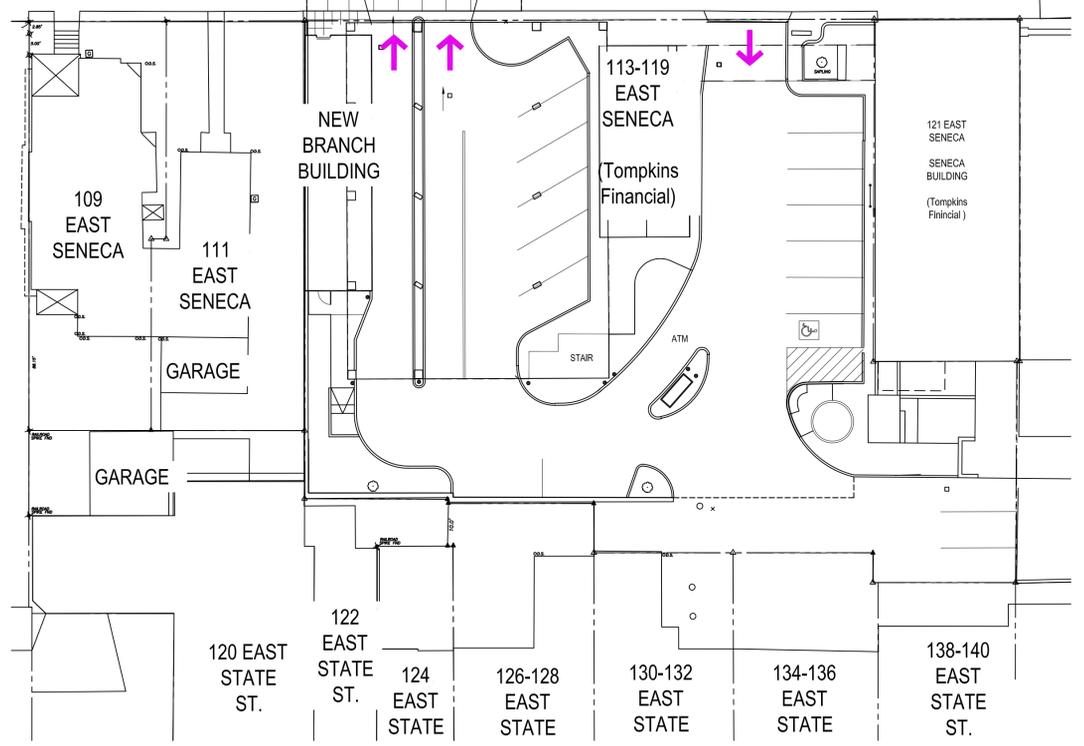
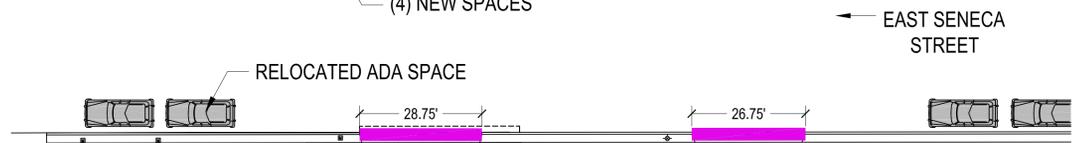
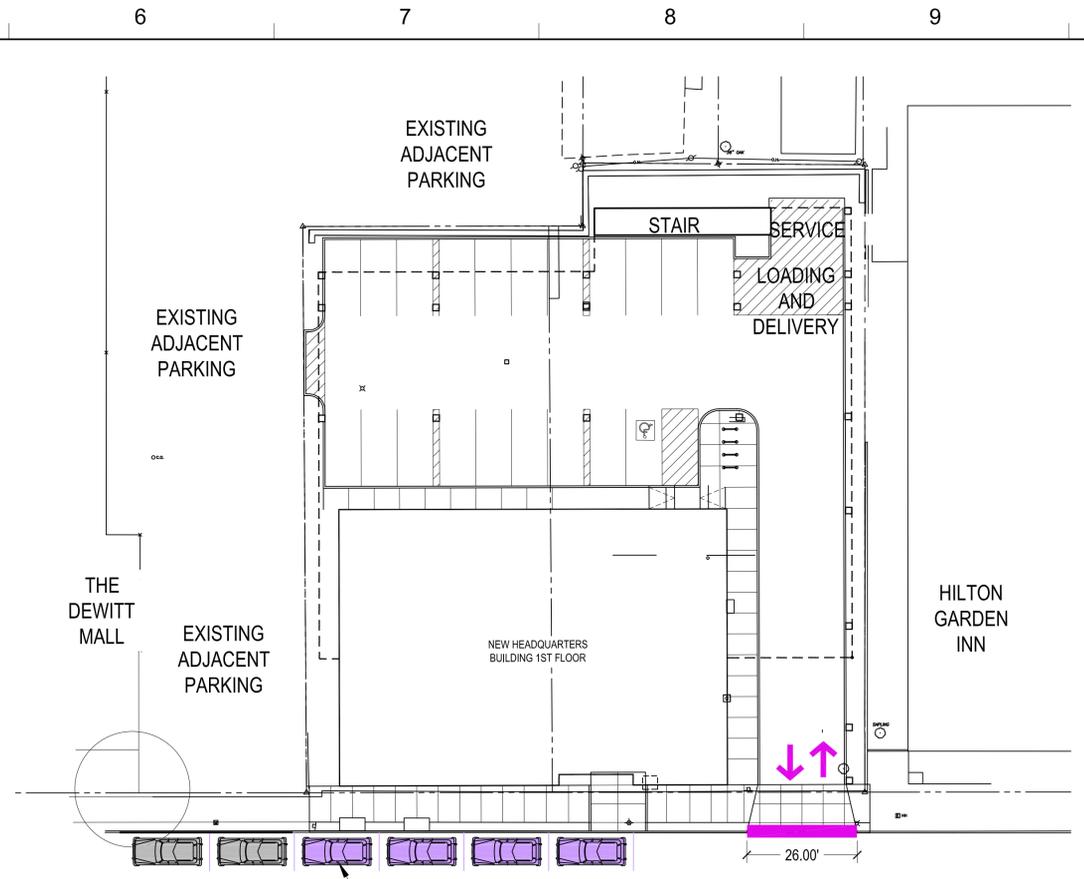
Sincerely,

A handwritten signature in black ink, appearing to read 'Kimberly Michaels', with a long horizontal flourish extending to the right.

Kimberly Michaels, RLA, LEED AP
Principal
Trowbridge Wolf Michaels Landscape Architects LLP
607-277-1400



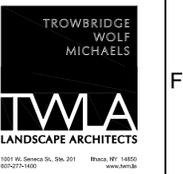
A1 EXISTING DRIVEWAY LAYOUT
Scale: 1" = 20'



A6 PROPOSED DRIVEWAY LAYOUT
Scale: 1" = 20'



Architecture
Planning
Interior Design
217 North Aurora Street
Ithaca NY 14850
p 607.273.7600 f 607.273.0475



**SENECA STREET HEADQUARTERS &
DRIVE THRU FACILITY**
TOMPKINS TRUST COMPANY
ITHACA, NEW YORK

DATE:	11 May 2015
PROJECT:	
OTHER:	
DRAWN BY:	JVB, JLF

DRIVEWAY
LAYOUT
DIAGRAM

File: T:\PROJECTS\ITC Seneca\ACAD\14038 ITC SITE DIAGRAMS.dwg Plot Date: 5/6/2015