



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, July 28, 2025
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to www.lansingtown.com, click on the “YouTube” Icon (red square) located on the bottom left corner of our Home Page.

1. Call Meeting to Order

2. Roll Call

3. Action Items

a. **Project:** Final Plat Review of Minor Subdivision (2 Lots) – 5 Fiddlers Green

Applicant: Bret Moore, owner

Location: 5 Fiddlers Green TPN 25.-1-21.33

Project Description: Minor subdivision of lands located at 5 Fiddlers Green into two parcels: the new “Parcel B” (4.22acres) and remaining parent “Parcel A” (2.05 acres). This project is located in the R1 zoning district

SEQR: Unlisted Action – SEQRA part 2 required

Anticipated Action: Complete Public Hearing, SEAF pt. 2 and issue final approvals & conditions

b. **Project:** Site Plan Review - 0 Auburn Road

Applicant: Andy Sciarabba, owners’ agent

Location: 0 Auburn Road TPN 31.-1-15.21

Project Description: Site Plan Review of new professional office park and associated site work including new paving and stormwater management practices. This project is located in the IR zoning district

SEQR: Type 1 - further review required – SEQRA part 2 required

Anticipated Action: Hold Public Hearing, begin SEQR review, continue on with SPR

c. **Project:** Preliminary Plat Review of Minor Subdivision (2 Lots) - 424 Lansingville Road

Applicant: Amanda Ryen, owners (real estate) agent

Location: 424 Lansingville Road TPN16.-1-22.2

Project Description: Minor subdivision of lands located at 424 Lansingville Road into two parcels: the new “Parcel A” (3.881 acres to be conveyed to Visionquest LLC) and the parent “Parcel B” (6.490 acres to be retained by owners). This project is located in the AG zoning district

SEQR: Unlisted Action – SEAF part 2 required

Anticipated Action: Preliminary Plat Review, schedule Public Hearing for August’s meeting

d. **Project:** Preliminary Plat Review of Minor Subdivision (3 Lots) - 323 Asbury Rd

Applicant: Karin Burke, owner

Location: 323 Asbury Rd TPN 39.-1-1.2

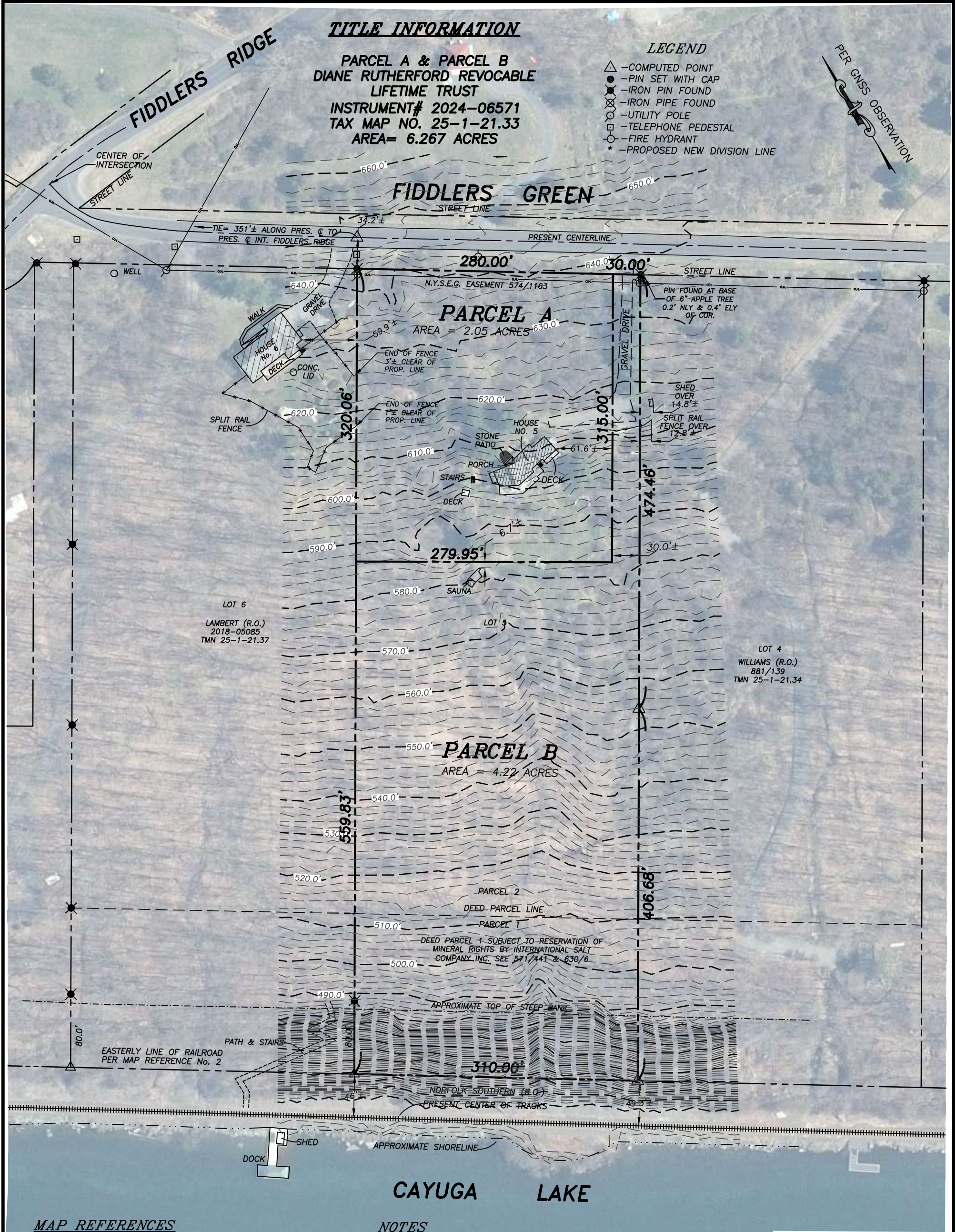
Project Description: Minor subdivision of lands located at 323 Asbury Rd into three parcels: “Parcel A” (2.35 acres), “Parcel B” (2.35 acres flag lot) and “Parcel C” (1.015 acres). This project is located in the R1 zoning district

SEQR: Unlisted Action – SEAF part 2 required

Anticipated Action: Preliminary Plat Review, schedule Public Hearing for August’s meeting

4. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk’s Office at 607-533-4142. Request should be made 72 hours prior to the meeting.



T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607-272-6477

TITLE:
PRELIMINARY SKETCH PLAN
NO. 5 FIDDLERS GREEN
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
12/20/2024

SCALE:
1"=100'

S24975

REVISED

**PRELIMINARY
FOR
REVIEW**

NOT TO BE USED FOR
SUBDIVISION APPROVAL OR
CONVEYANCE

AGRICULTURAL DATA STATEMENT

Section 3, Item a.

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Bret A Moore
Mailing address: 2123 NW 14th Ave
Gainesville, FL 32605

B. Description of the proposed project: Subdivision per the roughly requested plot lines in red on the survey map
Goal is to subdivide property to build a home on the lakeside portion of the subdivision - requesting approval

C. Project site address: 5 Fiddlers Grn, Lansing, NY 14882 Town: Lansing

D. Project site tax map number: 25.-1-21.33

E. The project is located on property:
☐ within an Agricultural District containing a farm operation, or
☐ with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 6.267

G. Is any portion of the project site currently being farmed?
☐ Yes. If yes, how many acres _____ or square feet _____ ?
☒ No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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## FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

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Bret A Moore

3.7.2025

Name and Title of Person Completing Form

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

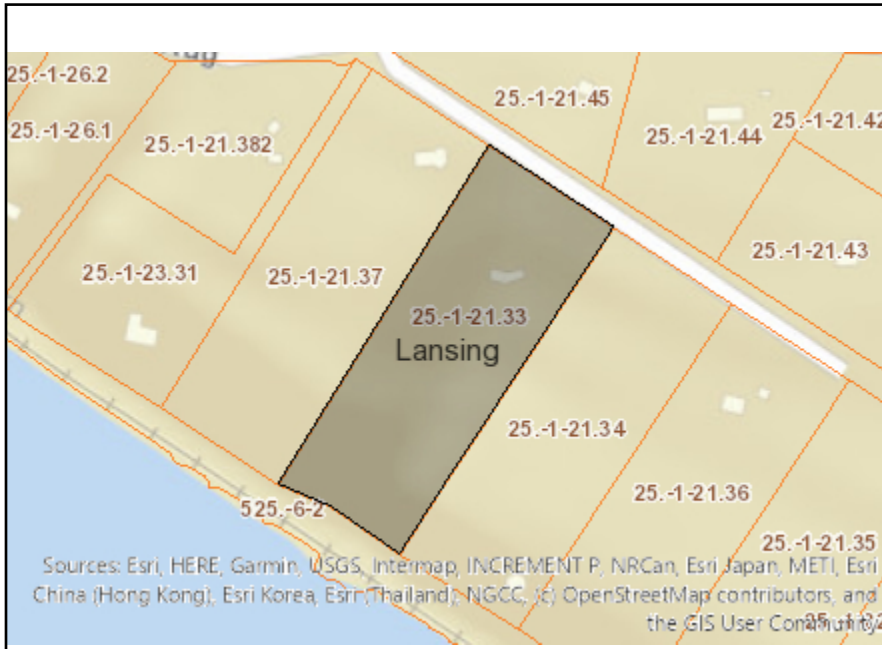
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Subdivision for new home build			
Project Location (describe, and attach a location map): 5 Fiddlers Grn, Lansing, NY 14882			
Brief Description of Proposed Action: To subdivide the lakeside portion of the property as delineated in the survey to build a new home. Seeking approval for subdivision and home build specifications allowed.			
Name of Applicant or Sponsor: Bret A Moore		Telephone: 317-294-5691 E-Mail: bretsximoore@gmail.com	
Address: 2123 NW 14th Ave			
City/PO: Gainesville		State: FL	
		Zip Code: 32605	
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u> _____ 6.267 acres b. <u>Total acreage to be physically disturbed?</u> _____ acres c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ acres			YES <input type="checkbox"/>
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		Section 3, Item a.	
5.	Is the proposed action,	NO	
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	<u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	<u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES
	If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	<u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES
	If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	<u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES
	If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	<u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES
	If No, describe method for providing wastewater treatment: _____ Septic System will be placed (gravity dependent pending PERC test) _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13.	a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

Section 3, Item a.	
14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply: <div style="display: flex; flex-wrap: wrap; padding: 5px;"> <div style="margin-right: 10px;"><input type="checkbox"/> Shoreline</div> <div style="margin-right: 10px;"><input type="checkbox"/> Forest</div> <div style="margin-right: 10px;"><input type="checkbox"/> Agricultural/grasslands</div> <div style="margin-right: 10px;"><input type="checkbox"/> Early mid-successional</div> <div style="margin-right: 10px;"><input type="checkbox"/> Wetland</div> <div style="margin-right: 10px;"><input type="checkbox"/> Urban</div> <div style="margin-right: 10px;"><input type="checkbox"/> Suburban</div> </div>	
15. <u>Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</u> Lake Sturgeon	<div>NO YES</div> <div><input type="checkbox"/> <input checked="" type="checkbox"/></div>
16. <u>Is the project site located in the 100-year flood plan?</u>	<div>NO YES</div> <div><input checked="" type="checkbox"/> <input type="checkbox"/></div>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, <div style="margin-left: 20px; margin-top: 5px;"> a. Will storm water discharges flow to adjacent properties? <div style="margin-left: 20px; margin-top: 5px;"> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	<div>NO YES</div> <div><input checked="" type="checkbox"/> <input type="checkbox"/></div> <div><input checked="" type="checkbox"/> <input type="checkbox"/></div> <div><input checked="" type="checkbox"/> <input type="checkbox"/></div> <div style="background-color: #cccccc; height: 40px; margin-top: 5px;"></div>
18. <u>Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</u> If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	<div>NO YES</div> <div><input checked="" type="checkbox"/> <input type="checkbox"/></div>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	<div>NO YES</div> <div><input checked="" type="checkbox"/> <input type="checkbox"/></div>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	<div>NO YES</div> <div><input checked="" type="checkbox"/> <input type="checkbox"/></div>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> Applicant/sponsor/name: <u>Bret A Moore</u> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">Signature</div> </div> </div> <div style="text-align: right;"> Date: <u>3/12/2025</u> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">Title</div> <u>Associate Professor</u> </div> </div> </div>	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



PROJECT NARRATIVE

PROPOSED OFFICE BUILDING

164 Auburn Road
(NYS Rte 34)
Town of Lansing
Tompkins County, NY
5-27-25

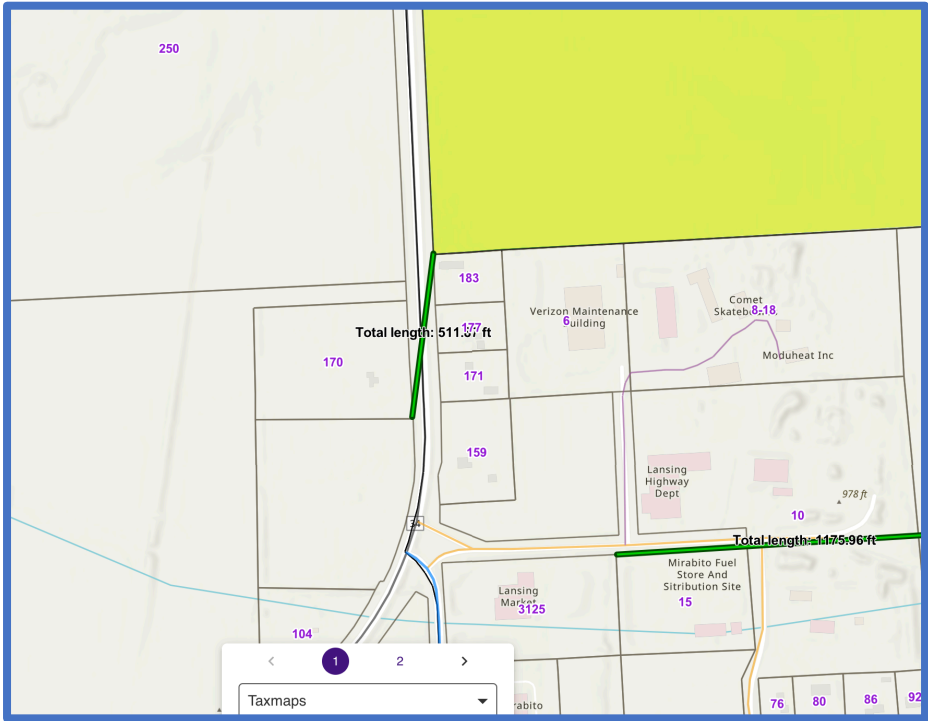
General

S.E.E. Associates Holdings, LLC is the current owner of a 5.62 acre property located at 164 Auburn Road (NYS Rte 34). The tax parcel number is 31.-1-15.21. The property is vacant except for remnants of a concrete garage pad and a gravel driveway. The Murdock Spur of the Lansing Center Trail system is located along a portion of the southern and western property lines. The property is zoned IR – Industrial/Research and all improvements will conform to current zoning regulations.

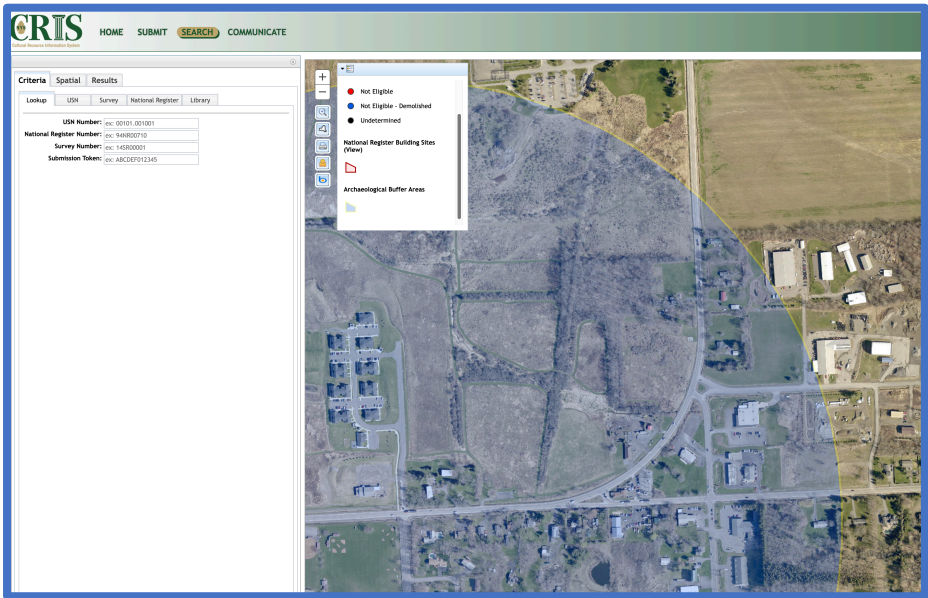
Environmental

Municipal water, electric, and telecommunication services are available on the property. The building will not require sprinklers but a new 4" water service will be extended to serve the proposed building and any future buildings. No municipal sewers exist, so an on-site wastewater treatment system (septic system) will be required. Based on historic soil information, a new septic system has been shown, however, the final septic system design will require separate approval from Tompkins County Whole Health.

The property does not fall within an Agricultural District and is not within 500' of an Agricultural District property, so an Agricultural Data Statement is not required. The property is within an Archaeological Buffer Area according to online mapping. The property does not fall within a Tompkins County Unique Natural area, nor does it contain any mapped Federal, NYSDEC, or Tompkins County wetlands. See Images Below.



Yellow Shaded Area is Agricultural District1
Property Not in Agricultural District Nor within 500' of Properties in Ag District



NYS CRIS Map Showing Property within Archaeological Buffer Area



2012 Tompkins County Wetland Map
Yellow - TC Wetlands
Wetland Offsite



NYSDEC Environmental Resource Mapper 5-27-25
 Pink – NYSDEC Informal Wetland
 Wetland Offsite

Stormwater

The limit of disturbance for the project will be approximately 0.95 acres, which will not require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that includes permanent stormwater practices. A conceptual site plan was prepared showing the property's potential for future development. Any future improvements will result in additional disturbance above 1-acre and will require the preparation of a Full SWPPP that will include permanent stormwater practices. Temporary erosion and sediment controls will be in place during construction and are detailed in the attached plans.

New Driveways

The project includes the construction of a new commercial driveway to serve Building #1 as well as a second driveway if further development of the property is considered. The location and design of these driveways fall under the jurisdiction of the NYSDOT. Sight distance measurements were taken confirming adequate sight distance exists for both driveways. A permit application along with the sight distance calculations will be submitted to the NYSDOT for consideration. A copy of all NYSDOT correspondence will be provided to the Town.



In addition to this narrative, the following documents have been submitted in support of this application:

- Owner/Agent Authorization Email
- Site Plan Application on OpenGov
- Fee
- Short Environmental Assessment Form
- Lighting Statement
- Boundary Survey
- Drawings
 - G-001 Cover Sheet
 - C-101 Existing Conditions Plan
 - C-102 Conceptual Property Plan Full Build-Out
 - C-103 Property Plan and Details
 - C-104 Demolition and Erosion and Sediment Control Plan and Details
 - C-105 Grading Drainage and Utility Plan and Details
 - C-106 Details
 - A-1 Proposed Floor Plan
 - A-3 Building Elevations
 - E-1 Electrical Power & Lighting Plan

SciArabba Engineering, PLLC.



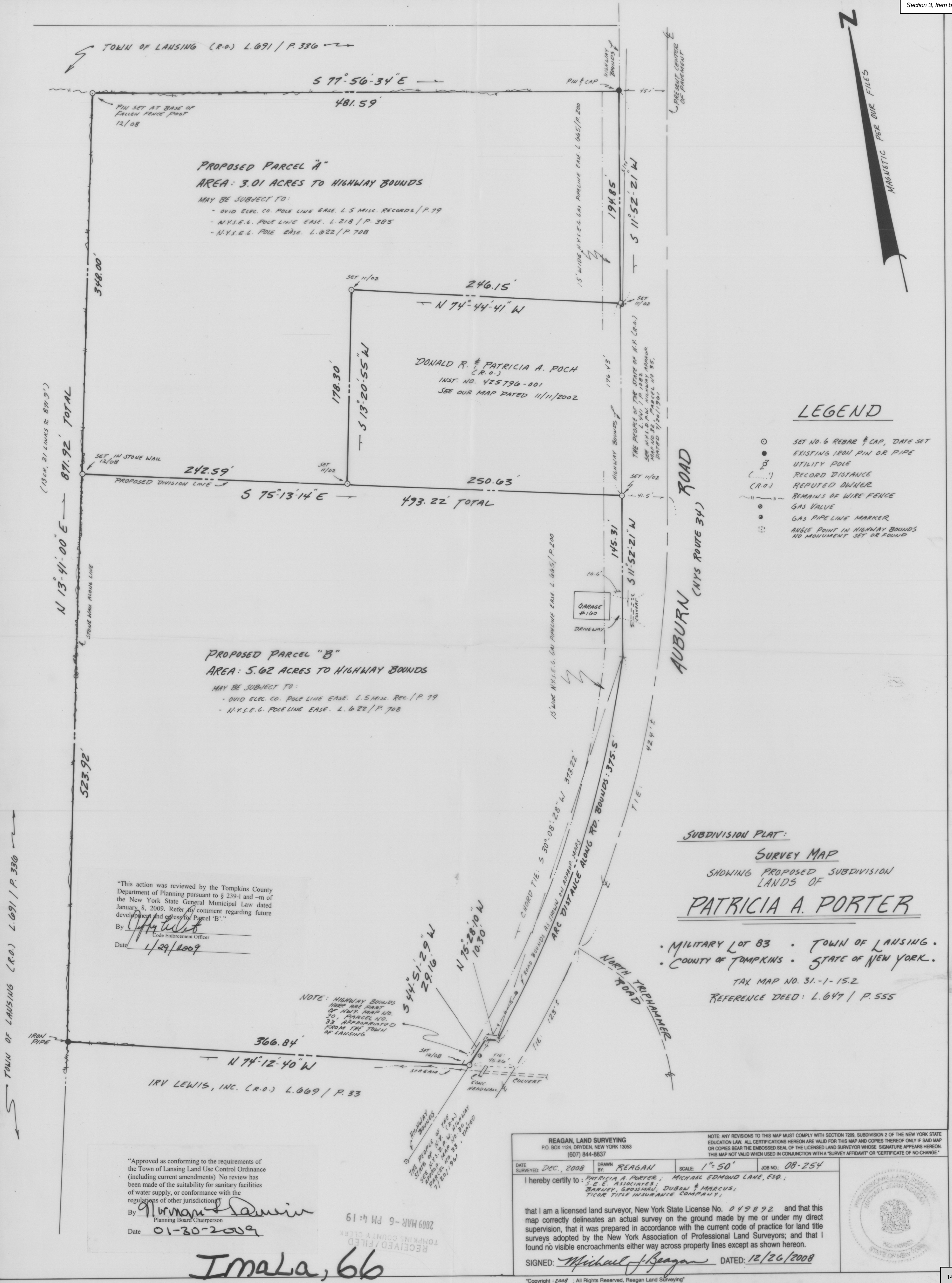
Andrew J. Sciarabba, P.E.
Owner/Principal Engineer

As Agent for S.E.E. Associates Holdings, LLC

SciArabba Engineering, PLLC

www.sciarabbaengplus.com | 607-327-0578 | ajs@sciarabbaengplus.com

9664 Kingtown Road, Trumansburg, NY 14886

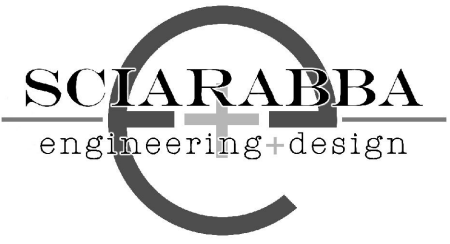


5-27-2025 PRELIMINARY SITE PLAN SUBMISSION

164 AUBURN ROAD

PROPOSED OFFICE BUILDING

S.E.E. ASSOCIATES HOLDINGS, LLC
2415 N. Triphammer Road Suite 9 Ithaca, New York 14850



SCARABBA ENGINEERING, PLLC
9004 Kingtown Road
Trumansburg, NY 14886
607-327-0076
www.asciarabbaengineeringplus.com

GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850

DRAWING LIST

GENERAL

G-001 COVER SHEET

CIVIL

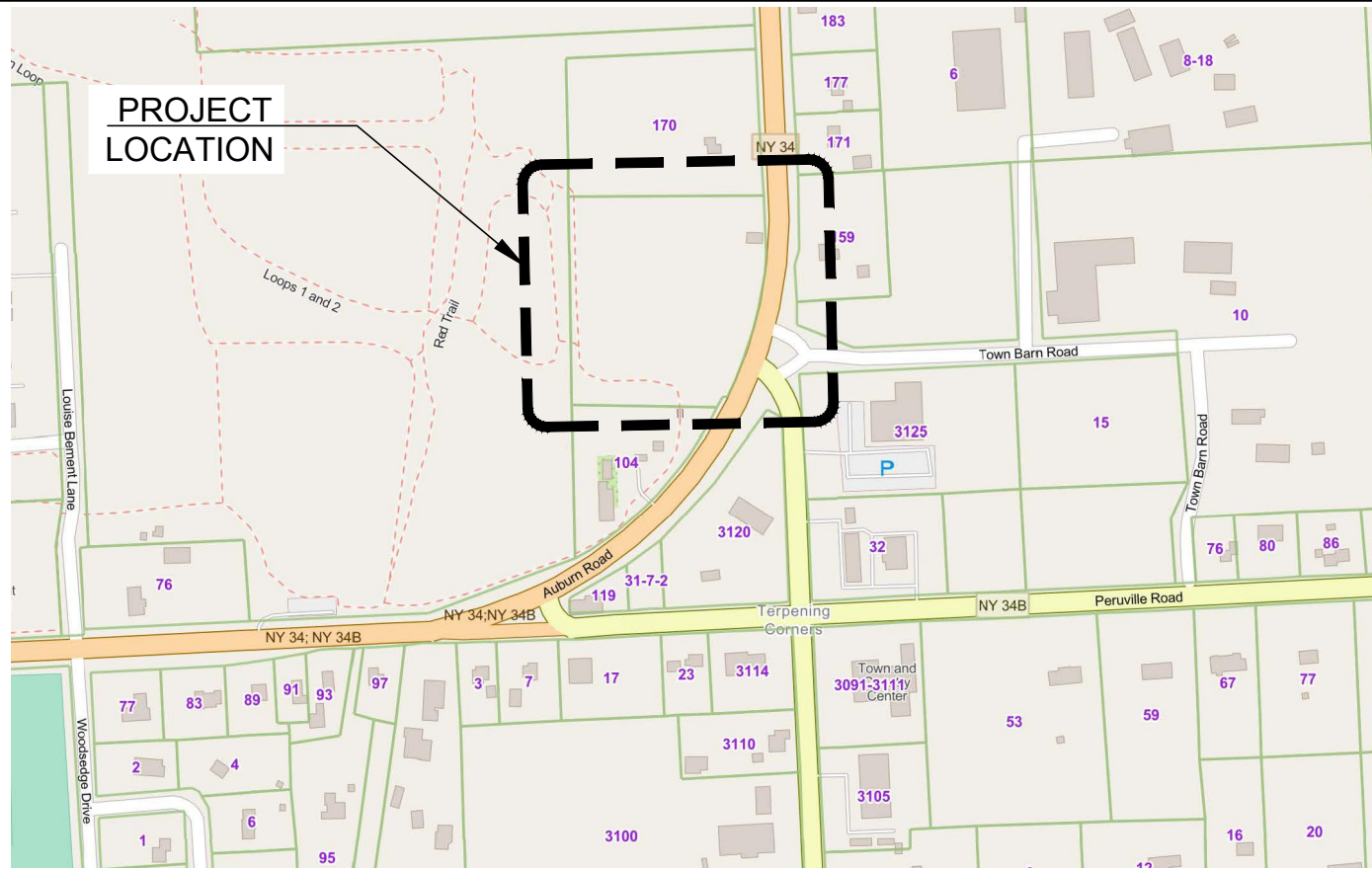
C-101 EXISTING CONDITIONS PLAN
C-102 CONCEPTUAL SITE PLAN FULL BUILD-OUT
C-103 SITE PLAN AND DETAILS
C-104 DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN AND DETAILS
C-105 GRADING DRAINAGE AND UTILITY PLAN AND DETAILS
C-106 DETAILS

ARCHITECTURAL

A-1 PROPOSED FLOOR PLAN
A-3 BUILDING ELEVATIONS
E-1 ELECTRICAL POWER & LIGHTING PLAN

164 AUBURN ROAD
PROPOSED OFFICE BUILDING
LANSING NY, 14882

PROJECT LOCATION PLAN

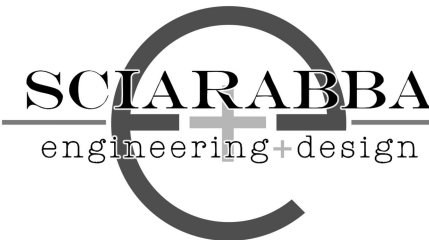


PROJECT INFORMATION

DATE: 5/27/2025
JOB NUMBER: PB-SEE-164
APPLICANT: S.E.E. ASSOCIATES HOLDINGS, LLC
APPLICANT ADDRESS: 2415 N. TRIPHAMMER ROAD SUITE 9, ITHACA,NY 14850
APPLICANT PHONE: 607-533-3635
APPLICANT EMAIL: ASCIARABBA@SWCLLP.COM
PROJECT ADDRESS: 164 AUBURN ROAD, LANSING, NY 14882
PARCEL INFORMATION: TAX MAP NO. 31.-1-15.21 5.62 ACRES TO HIGHWAY BOUNDS

DRAWING NUMBER

G-001



SCLARABBA ENGINEERING, PLLC
6664 Kingstons Road
Trumansburg, NY 14886
607-357-0378
www.sclarabbaengplus.com

WARNING:
It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

164 AUBURN ROAD PHASE 1 PROPOSED OFFICE BUILDING

LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

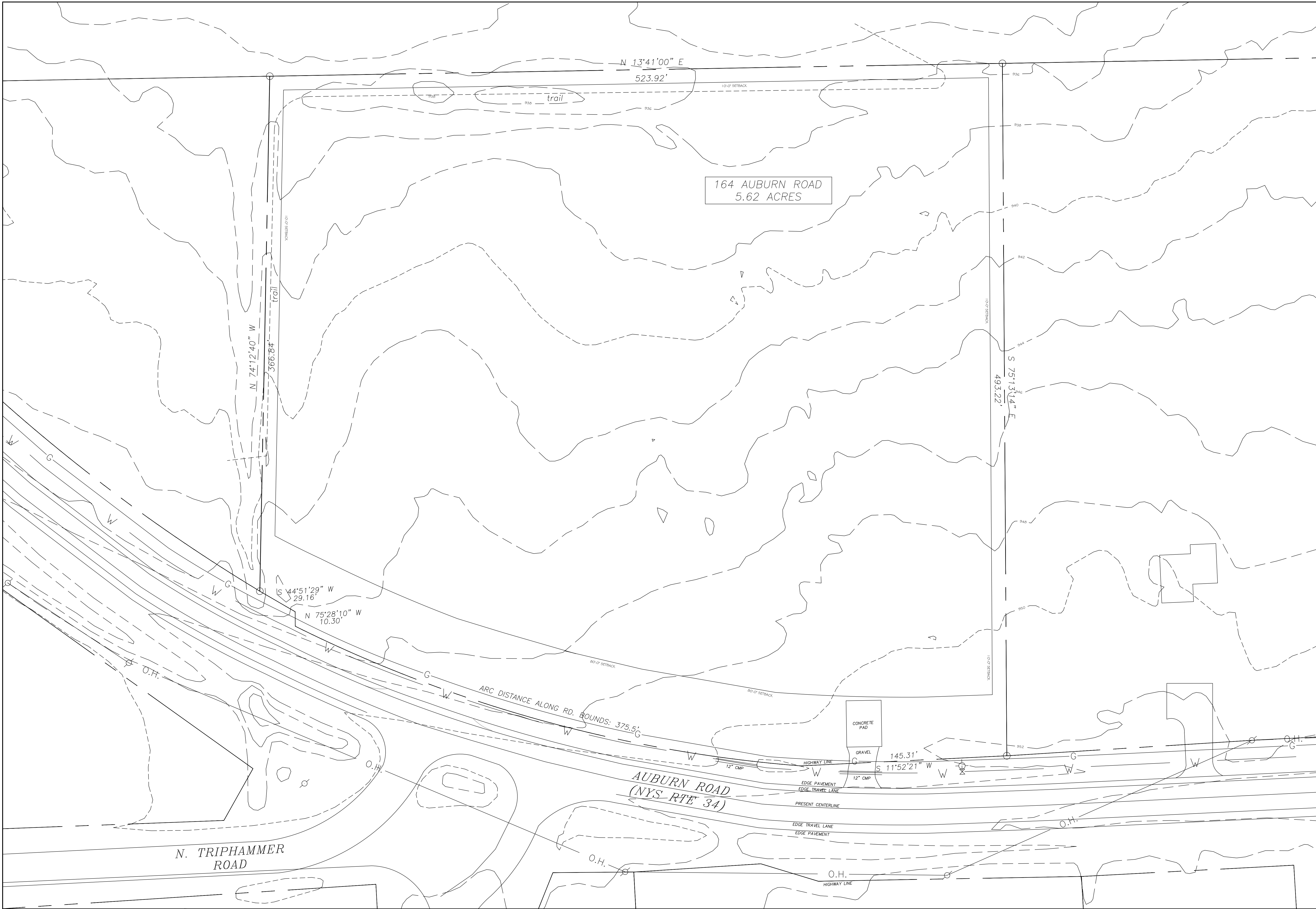
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	1"=30'

DRAWING TITLE

EXISTING
CONDITIONS
PLAN

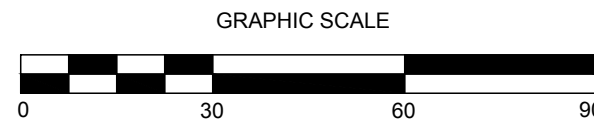
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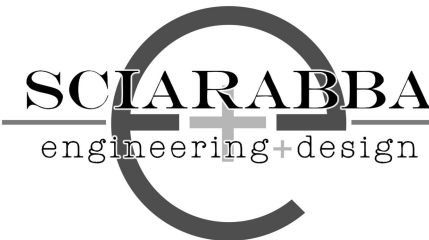
C-101



EXISTING CONDITIONS PLAN

SCALE: 1"=30'





SCLARABBA ENGINEERING, PLLC
6664 Kingston Road
Trumansburg, NY 14886
607-357-0078
www.sclarabbaengplus.com

WARNING:
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164 AUBURN ROAD PHASE 1 PROPOSED OFFICE BUILDING

LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

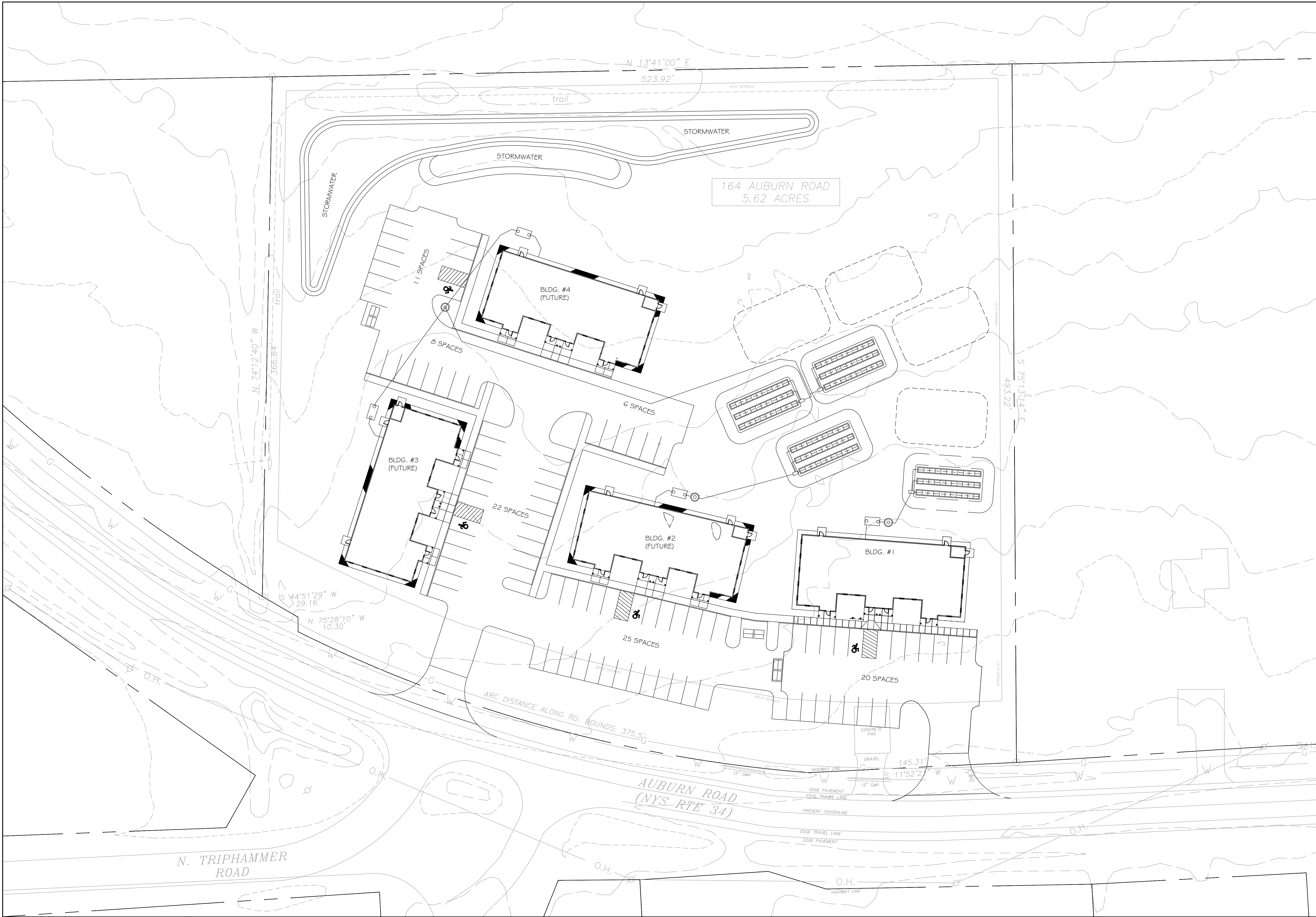
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	1"=30'

DRAWING TITLE

CONCEPTUAL
SITE PLAN
FULL BUILD-OUT

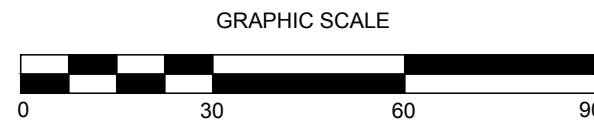
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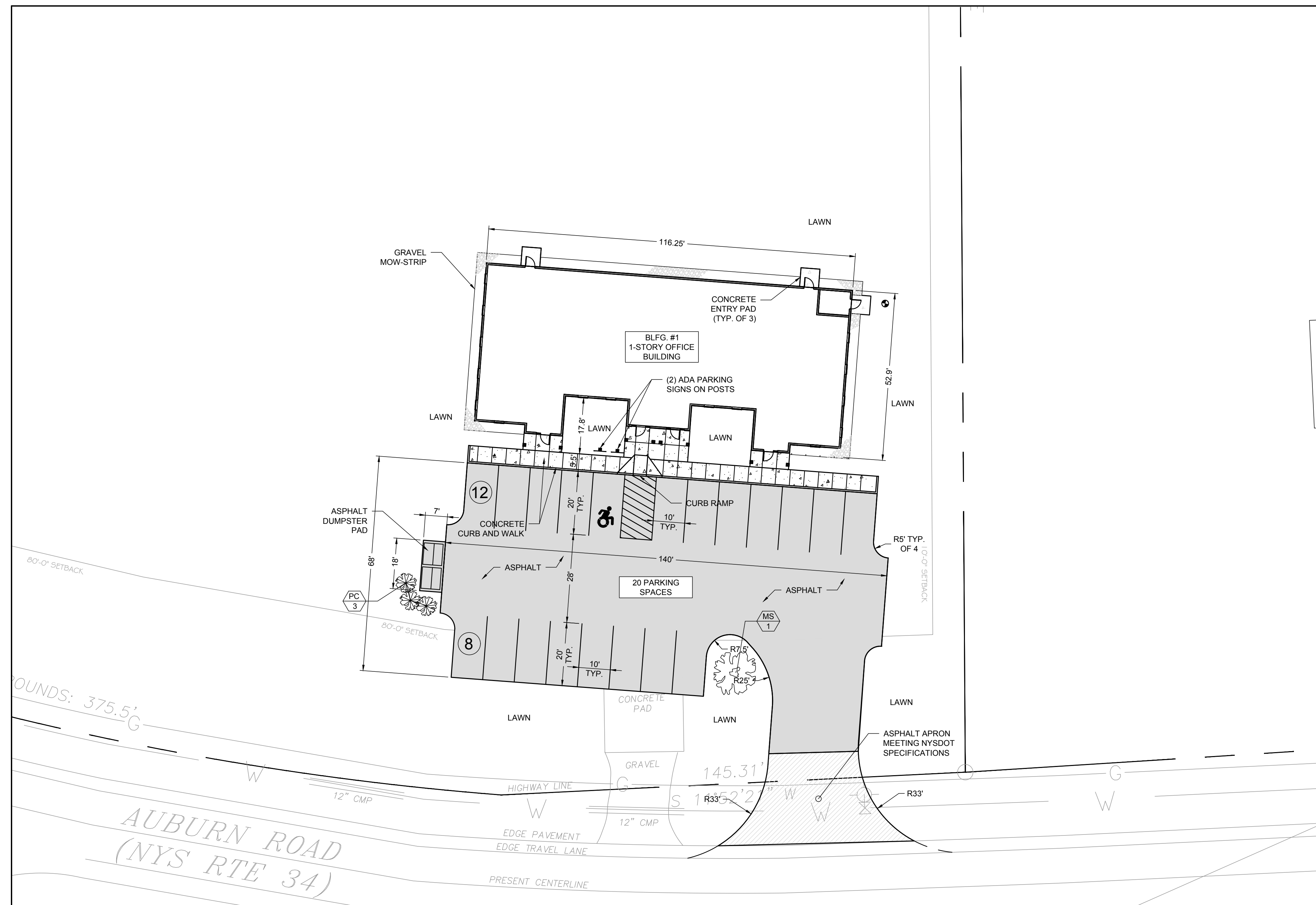
C-102



CONCEPTUAL SITE PLAN FULL BUILD OUT

SCALE: 1"=30'





SITE PLAN

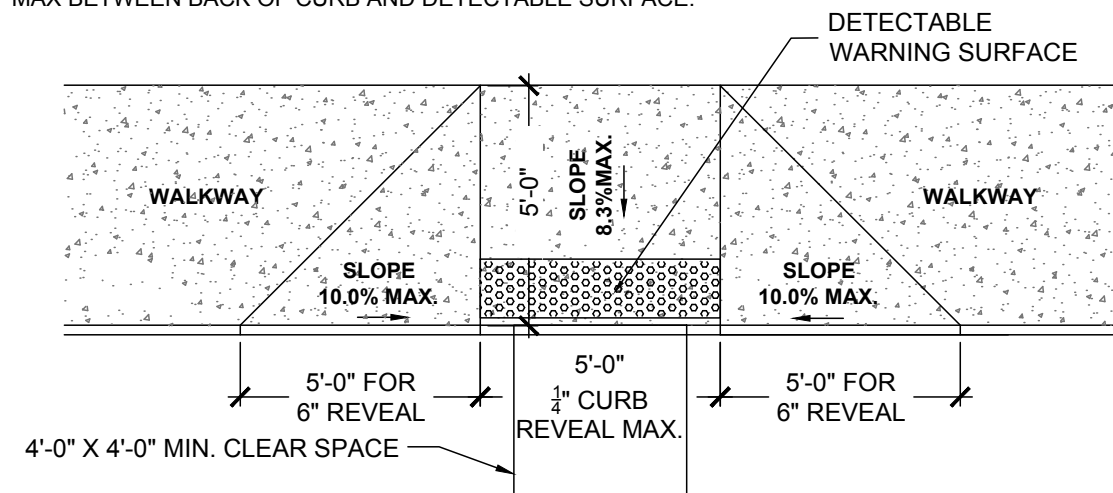
SCALE: 1"=20'

PER TOWN OF LANSING ZONING CHAPTER 270	ALLOWED	PROPOSED
IR - INDUSTRIAL/RESEARCH		
LAND USE PERMITTED	PROFESSIONAL OR BUSINESS OFFICE (NOT IN A HOME)*	PROFESSIONAL OR BUSINESS OFFICE (NOT IN A HOME)*
BUILDING TYPE	ALL	NON-RESIDENTIAL
MINIMUM LOT AREA	NONE	244,807 SF (5.62 ACRES)
MINIMUM ROAD FRONTAGE	50 FEET	560.27 FEET
MINIMUM YARD SETBACK - CENTERLINE ROAD	80 FEET	80 FEET
MINIMUM YARD SETBACK - SIDE	10 FEET**	10 FEET EACH
MINIMUM YARD SETBACK - REAR	10 FEET**	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	21 FEET
MINIMUM OPEN SPACE (EXCL BLDGS, PKG, SERVICE)	20%	227,076 SF = 92.7%.
PARKING REQUIREMENTS	NO MINIMUM	20 SPACES
* ALLOWED WITH SITE PLAN APPROVAL		
** SMALLER SETBACKS ALLOWED WITH SITE PLAN APPROVAL		

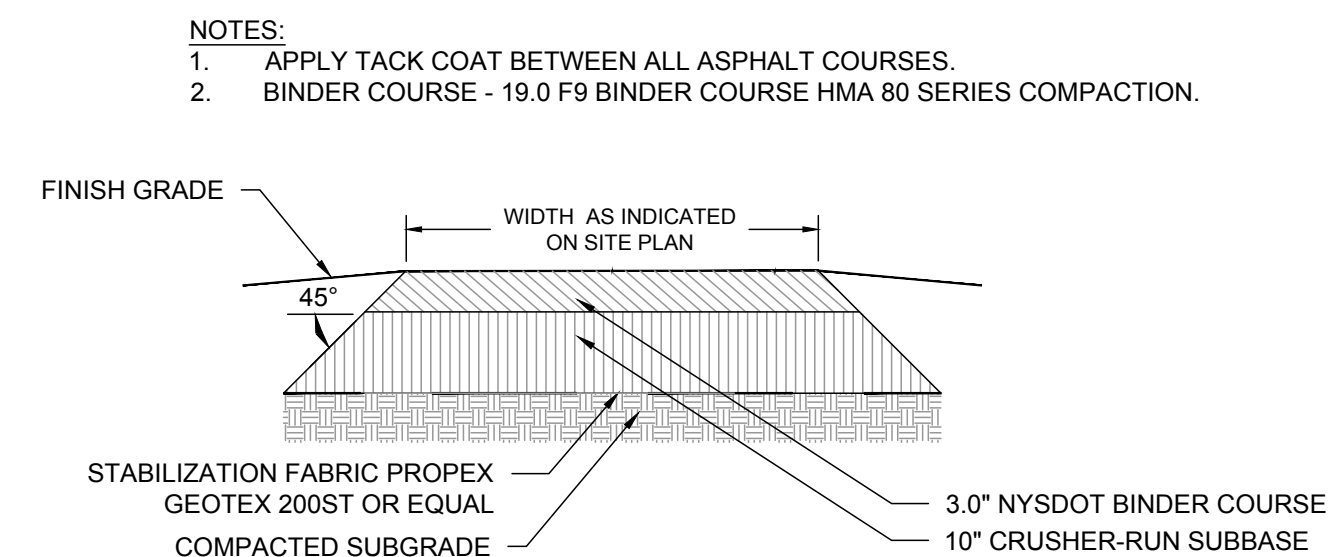
ZONING ANALYSIS

NOTES:

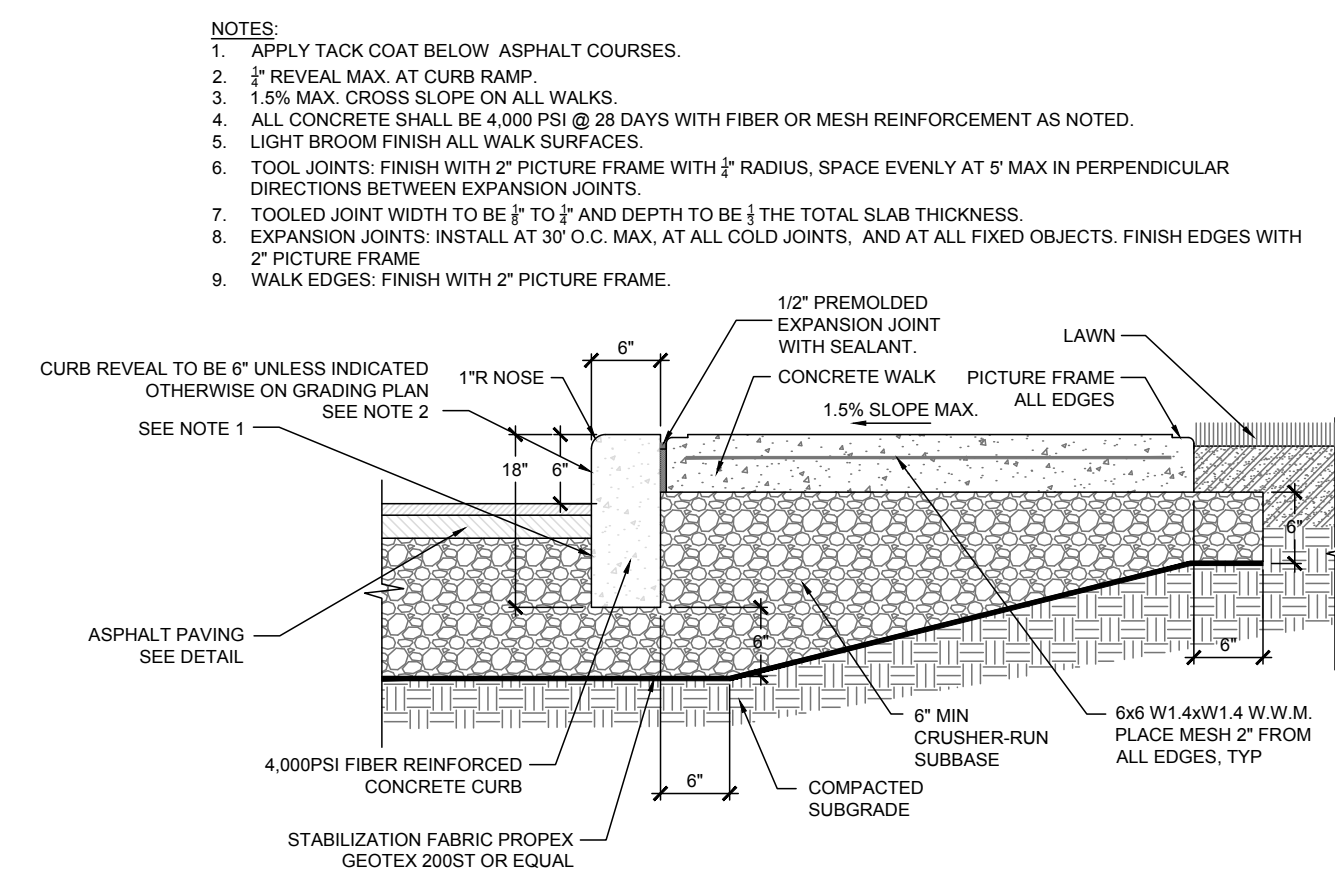
1. CLEAR SPACE: A RELATIVELY LEVEL, UNOBSTRUCTED SPACE (1.5% SLOPE MAX. ALL DIRECTIONS) THAT WILL ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT.
2. TURNING SPACE: A RELATIVELY LEVEL SPACE (1.5% SLOPE MAX. ALL DIRECTIONS) PROVIDED WHERE A TURNING MANEUVER IS REQUIRED FOR A PEDESTRIAN TO ORIENT TO A CURB RAMP OR STREET CROSSING.
3. DETECTABLE WARNING SURFACES: 24" WIDE PER NYSDOT STANDARD SHEET 608-01. FOLLOW SHAPE OF CURB. 2' MAX BETWEEN BACK OF CURB AND DETECTABLE SURFACE.



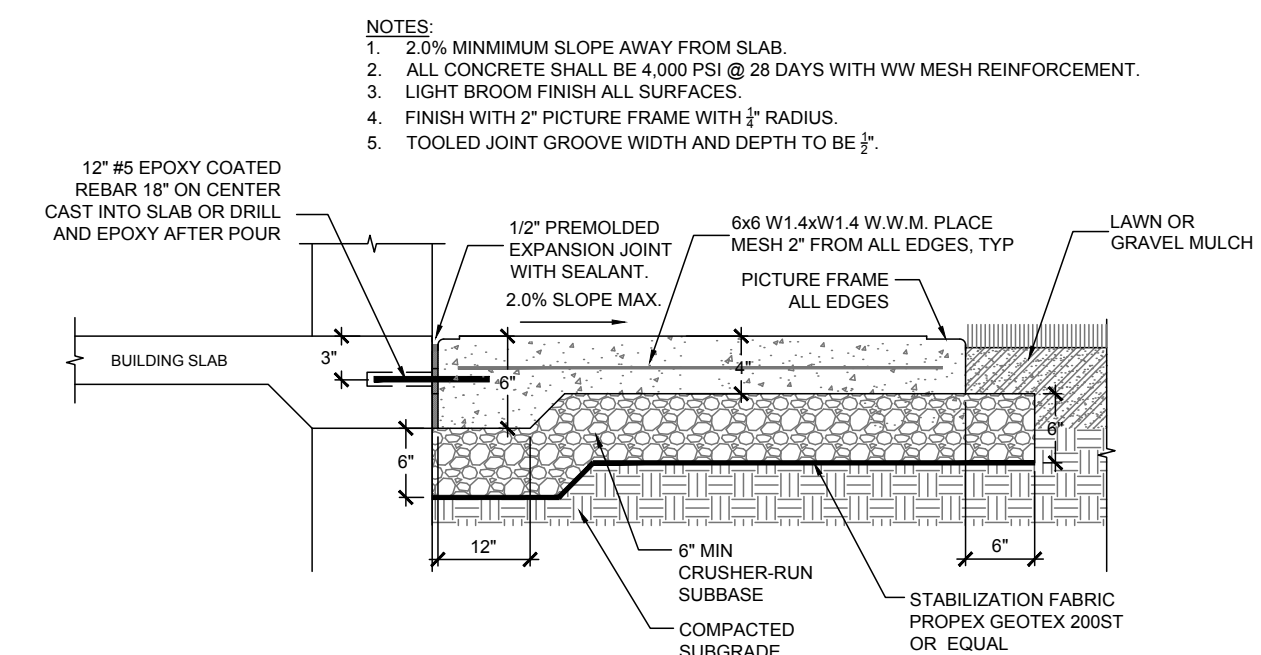
CURB RAMP - NOT TO SCALE



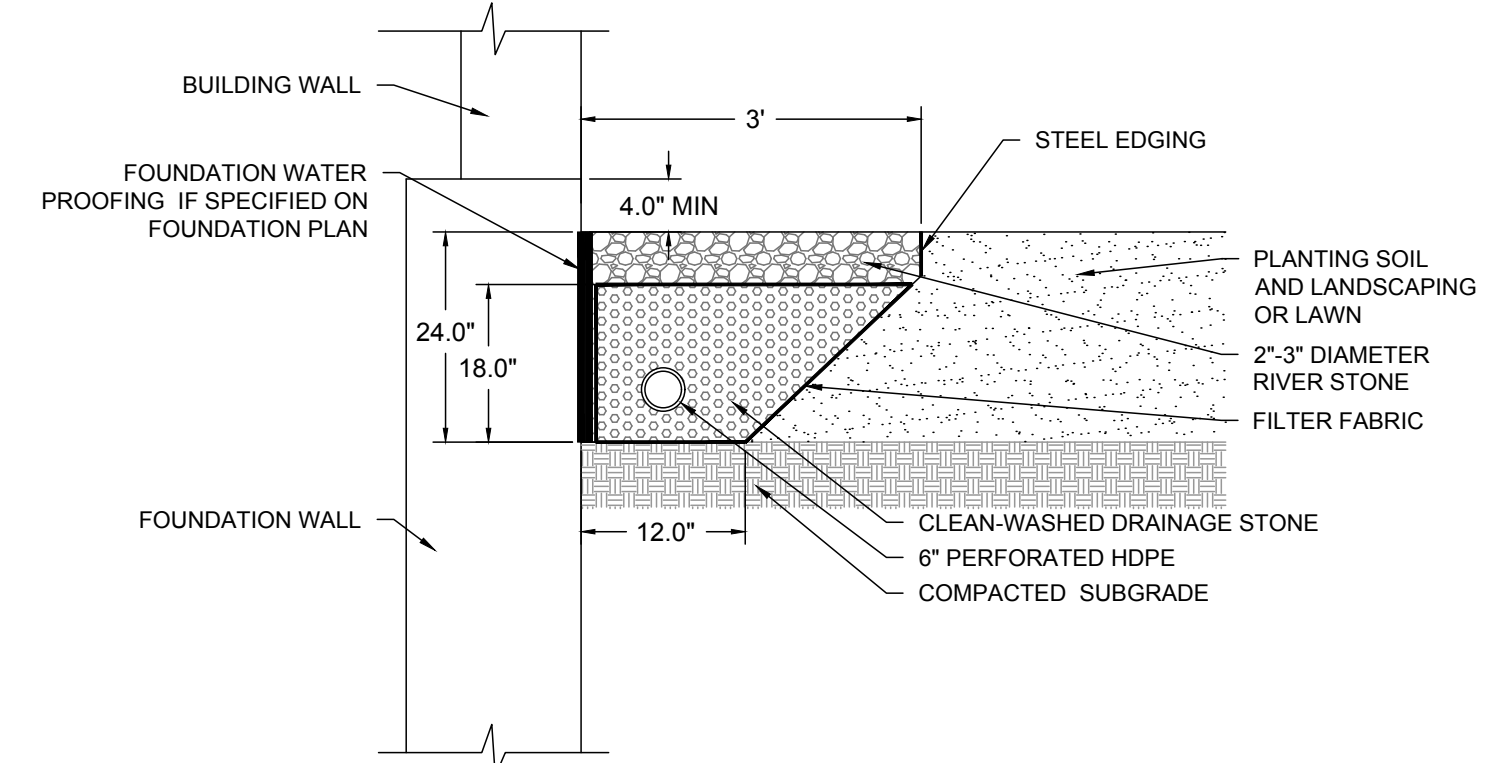
ASPHALT - NOT TO SCALE



CONCRETE CURB AND WALK - NOT TO SCALE



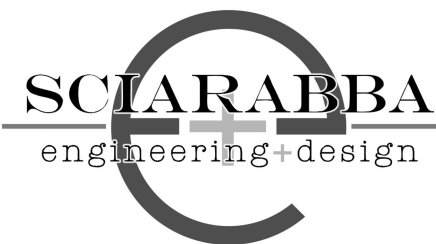
CONCRETE ENTRY PAD - NOT TO SCALE



GRAVEL MOW-STRIP. NOT TO SCALE

PLANT SCHEDULE			
KEY	NO.	BOTANICAL NAME	COMMON NAME/CULTIVAR
SMALL CONIFEROUS TREES			
PC	3	PICEA GLAUCA CONICA	DWARF ALBERTA SPRUCE
SMALL DECIDUOUS TREES			
MS	1	MALUS SYLVESTRIS	FLOWERING CRAB APPLE

PLANT SCHEDULE - NOT TO SCALE



SCIARABBA ENGINEERING, PLLC
9664 Kingtown Road
Trumansburg, NY 14886
607-327-0578
www.sciarabbaengplus.com

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164 AUBURN ROAD PHASE 1
PROPOSED OFFICE BUILDING

LANSGING NY, 14882

REVISION 6	_____
REVISION 5	_____
REVISION 4	_____
REVISION 3	_____
REVISION 2	_____
REVISION 1	_____

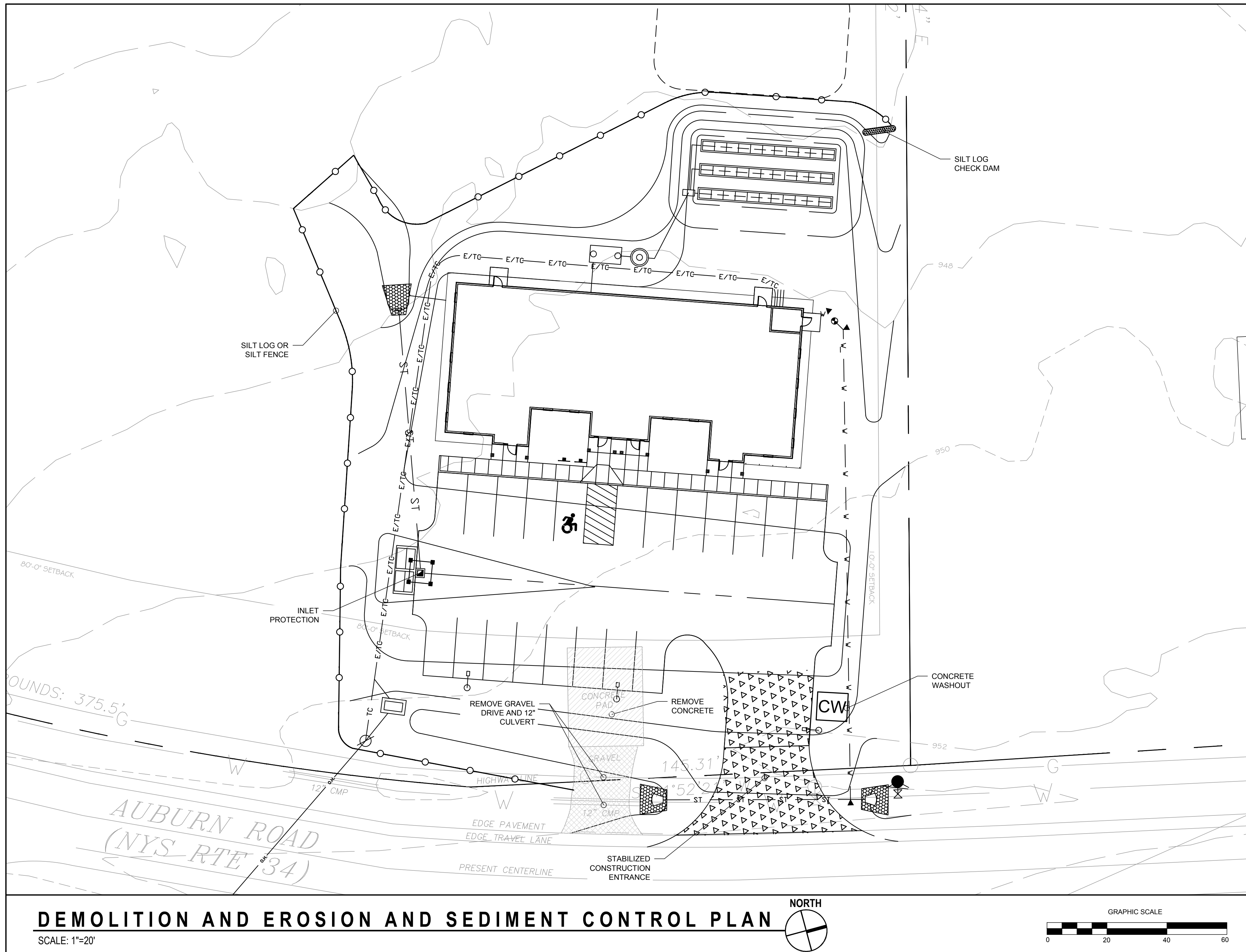
PROJECT NUMBER	P6-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DRAWING TITLE

SITE PLAN AND DETAILS

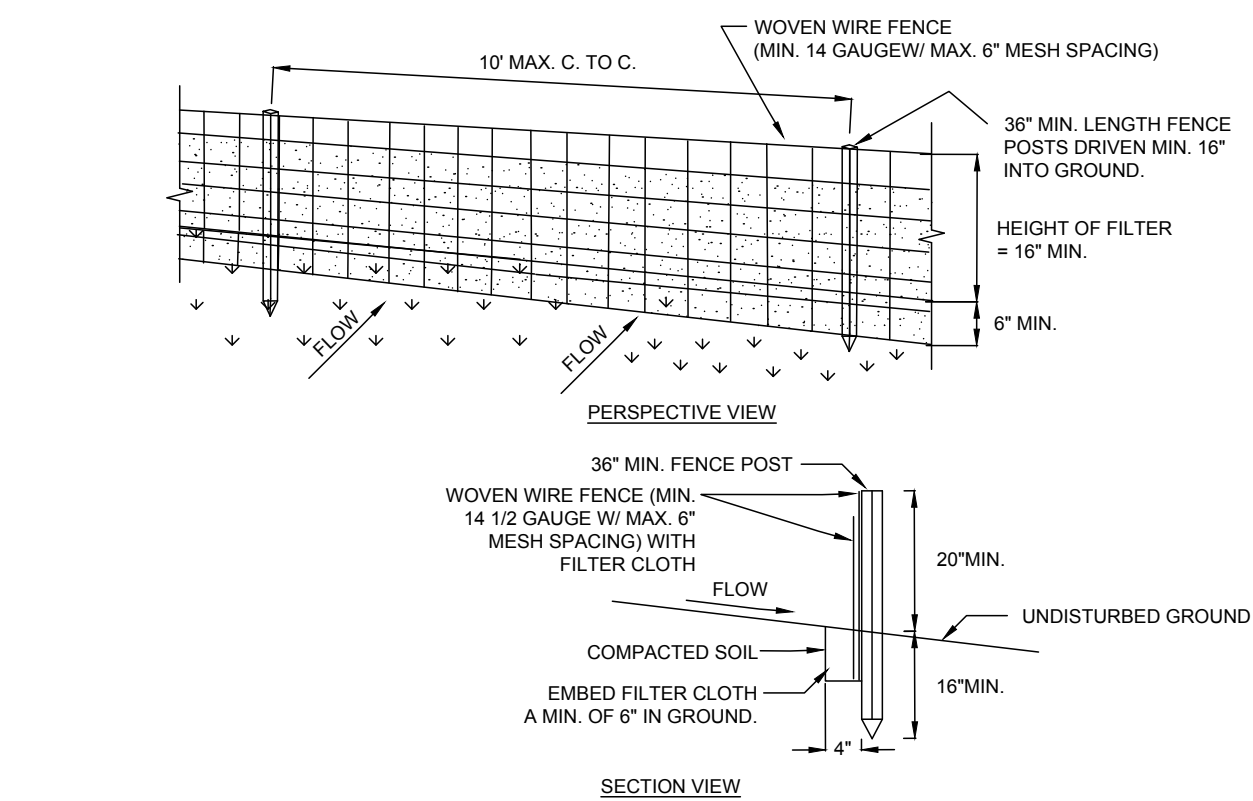
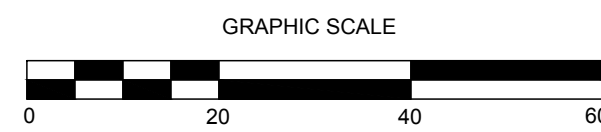
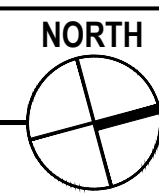
DRAWING NUMBER:

C-103



DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

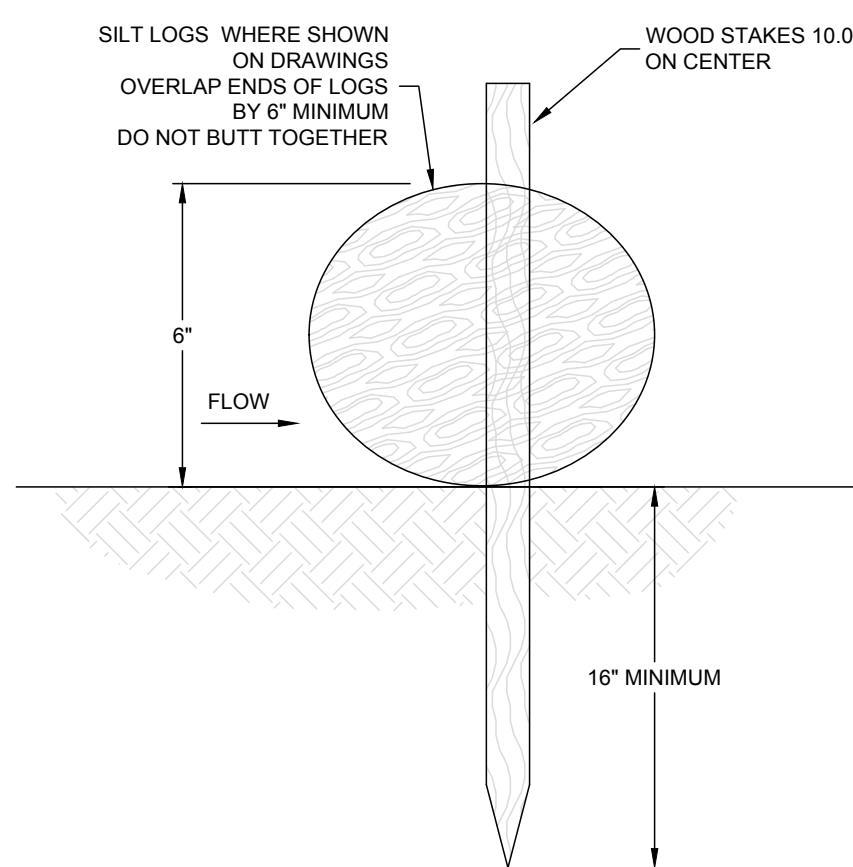


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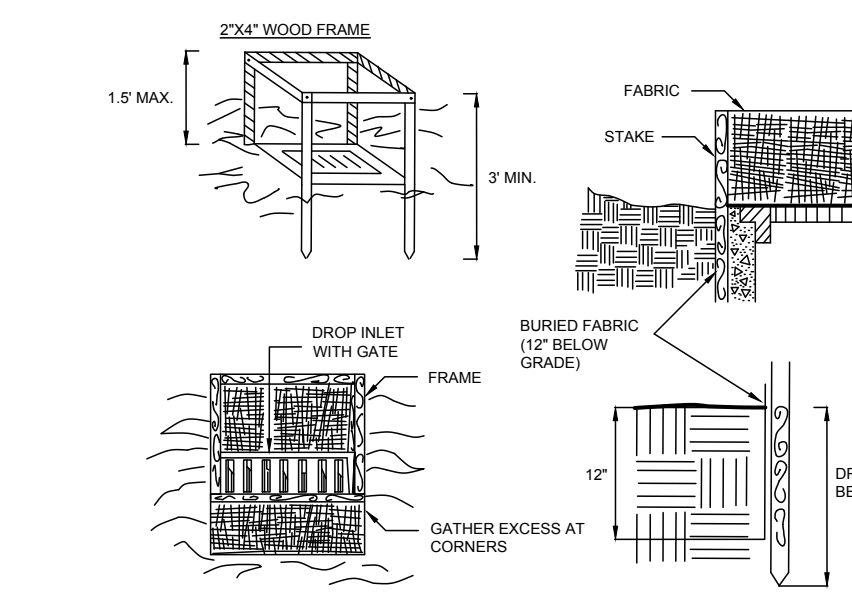
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING. CLOTH SHALL BE EITHER MIRA1 100X, STABILINKA T40N, OR APPROVED EQUIVALENT.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- PREFABRICATED UNITS SHALL BE GEOTAB, ENVIOFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

SILT FENCE. NOT TO SCALE



SILT LOG. NOT TO SCALE



NOTES

- FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
- MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

INLET PROTECTION. NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

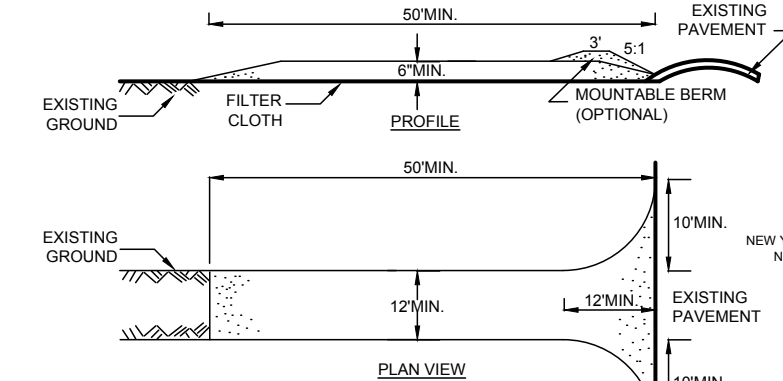
- PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES, AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
- DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
- BARE SOILS SHALL BE MULCHED WITH STRAW AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE. IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
- AS SEDIMENT ACCUMULATES TO THE DEPTH OF THE SILT FENCE LOGS AND CHECK DAMS, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN, OR NYSDEC.
- PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTIES, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".

- MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (2" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ADDING CLEAN STONE TO THE STABILIZED CONSTRUCTION ENTRANCE, REPLACING DAMAGED OR SILLED IN SILT FENCE LOGS, OR CHECK DAMS AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE, LAWNS HAVE BECOME ESTABLISHED TO 80% VEGETATIVE COVER AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
- CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL."

SEQUENCE OF CONSTRUCTION:

- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SILT LOGS, AND CHECK DAMS, AS SHOWN ON PLAN PRIOR TO BEGINNING EARTHWORK OPERATIONS.
- REMOVE ALL TREES, STUMPS, AND BRUSH PRIOR TO BEGINNING EARTHWORK OPERATIONS.
- STRIP AND STOCKPILE TOPSOIL.
- SURROUND ALL STOCKPILE AREAS WITH SILT FENCE.
- INSTALL CONCRETE WASHOUT.
- COMPLETE SITE AND UTILITY IMPROVEMENTS.
- FINE GRADE, SEED, AND MULCH ALL DISTURBED LAWN AREAS WITHIN FOURTEEN (14) DAYS OF DISTURBANCE.
- REMOVE STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY SILT FENCE, SILT LOGS AND CHECK DAMS ONLY AFTER SITE IS COMPLETELY STABILIZED AND ALL DISTURBED LAWN AREAS HAVE ACHIEVED 80% VEGETATIVE GROWTH.

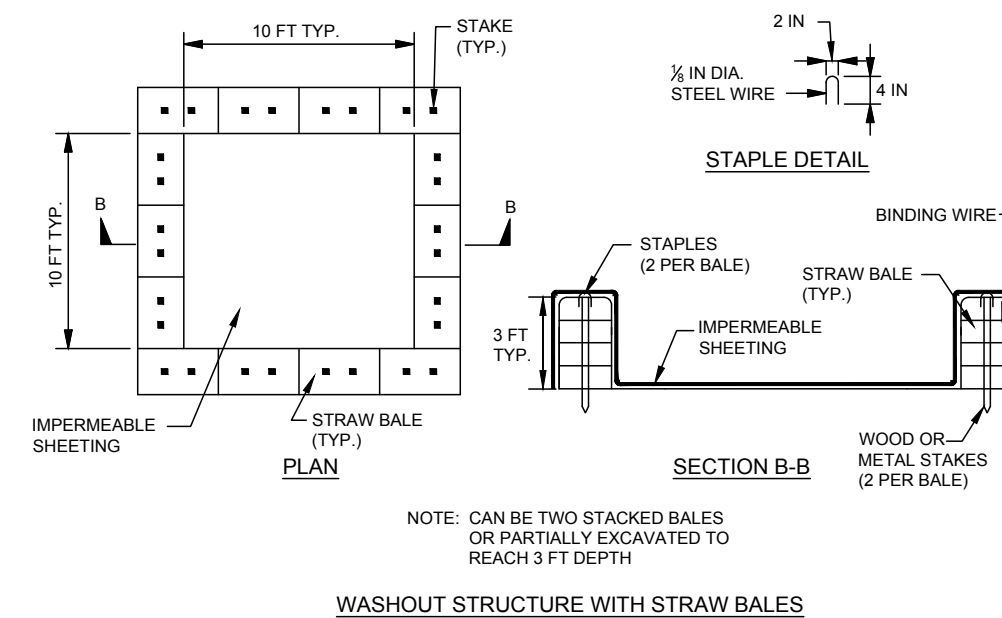
EROSION AND SEDIMENT CONTROL NOTES - NOT TO SCALE



NOTES

- STONE SIZE - USE 1.4 INCH CRUSHED ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

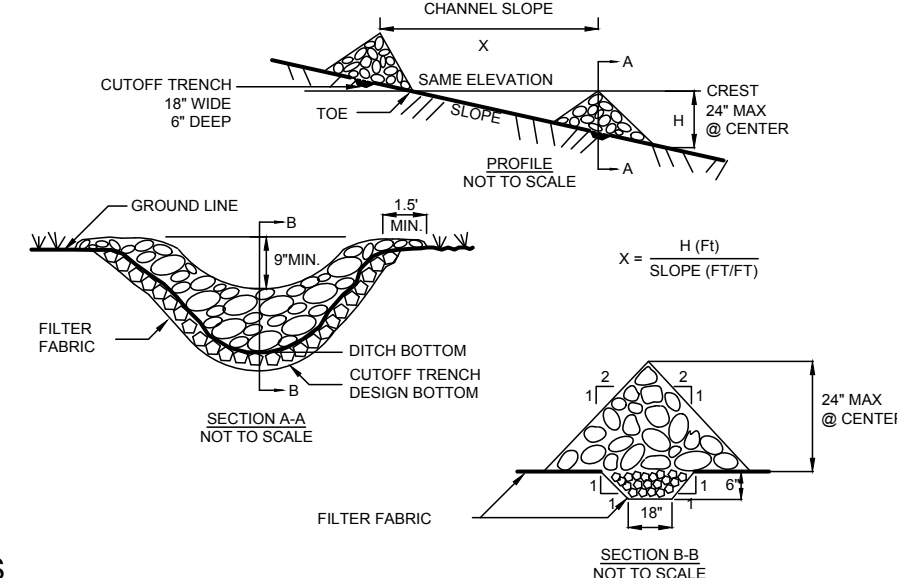
STABILIZED CONSTRUCTION ENTRANCE - NOT TO SCALE



CONSTRUCTION NOTES

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 100 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, OUTLETS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER, SOLIDS AND RAINFALL AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.
- DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

CONCRETE WASHOUT - NOT TO SCALE



NOTES

- STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADIES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
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STONE CHECK DAM. NOT TO SCALE

SCIARABBA
engineering+design

SCIARABBA ENGINEERING, PLLC
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Trumansburg, NY 14886
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www.sciarabbaeng.com

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164 AUBURN ROAD PHASE 1 PROPOSED OFFICE BUILDING LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DRAWING TITLE

DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

DRAWING NUMBER

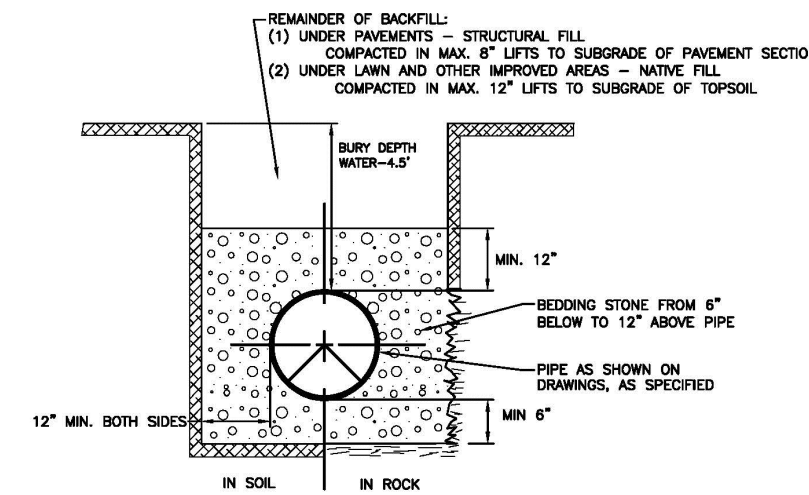
C-104

WARNING:

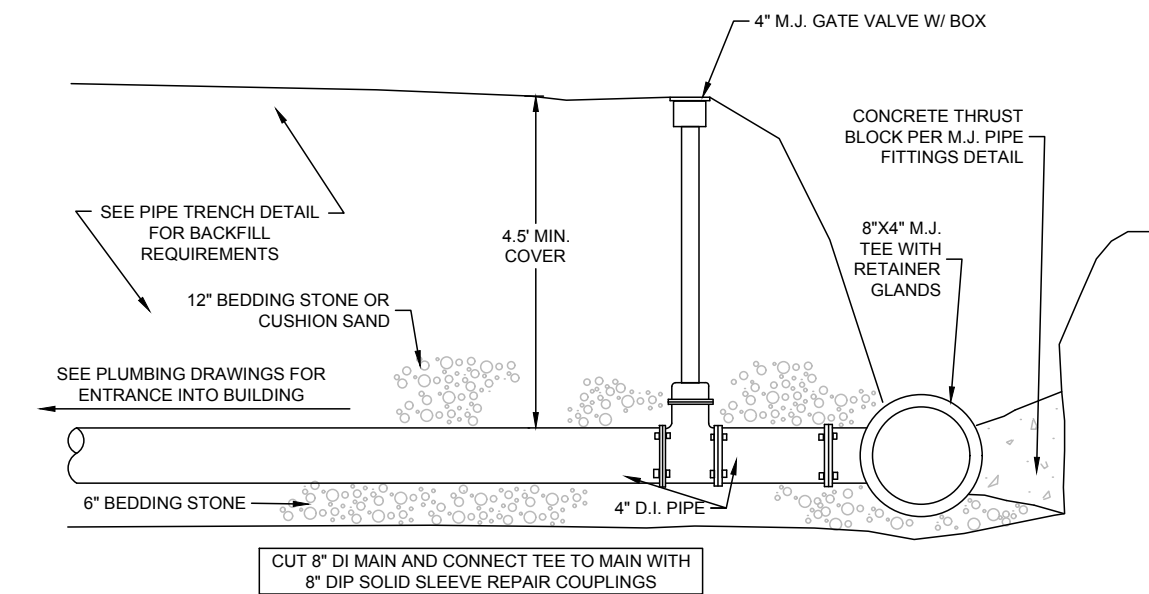
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164 AUBURN ROAD PHASE 1
PROPOSED OFFICE BUILDING
LANSING NY, 14882

REVISION 6	_____
REVISION 5	_____
REVISION 4	_____
REVISION 3	_____
REVISION 2	_____
REVISION 1	_____
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED
DRAWING TITLE	
GRADING DRAINAGE AND UTILITY PLAN AND DETAILS	
DRAWING NUMBER	

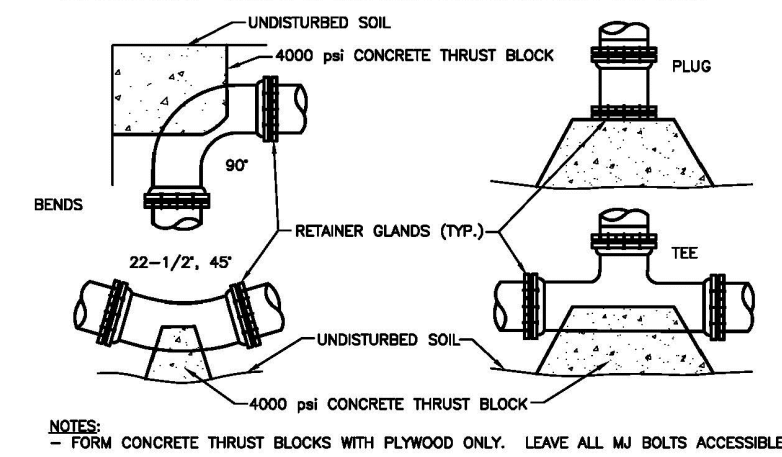


TRENCH - NOT TO SCALE

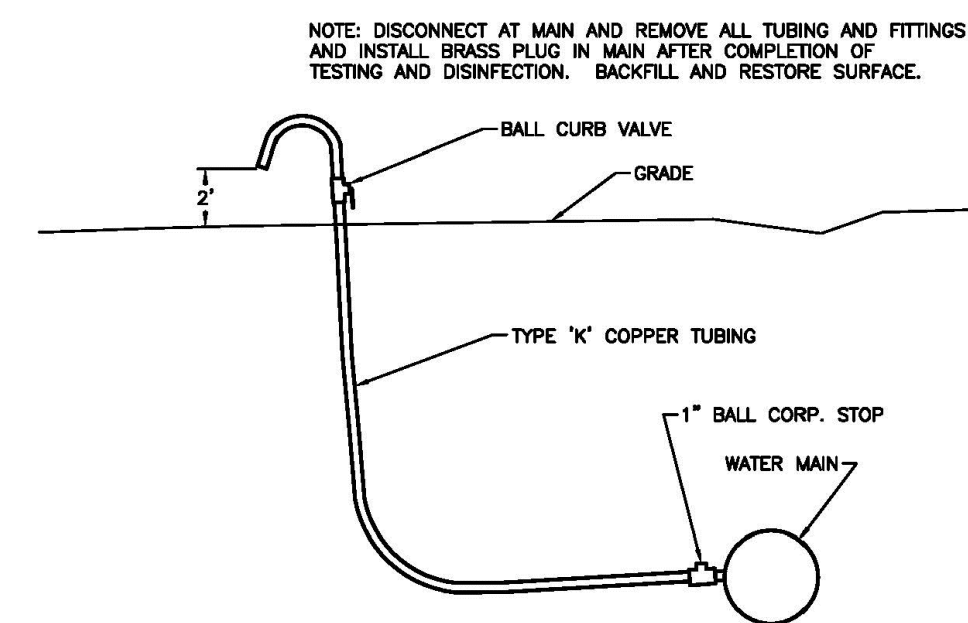


CUT-IN TEE. NOT TO SCALE

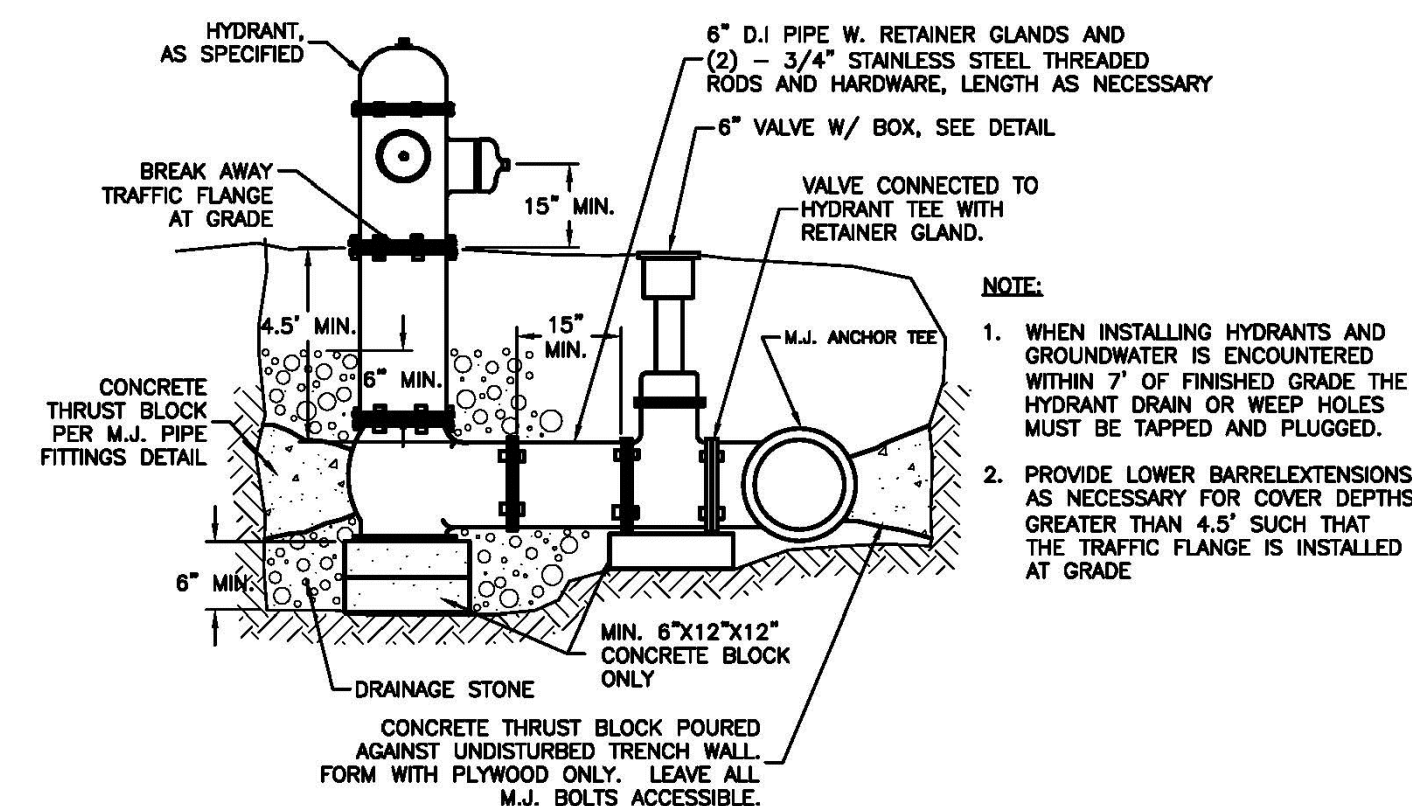
TABLE NO. 1							TABLE NO. 2		
MINIMUM THRUST BLOCK AREA REQUIRED AT PIPE FITTINGS IN GRAVEL-SILT GRAY MIXTURE SOIL TYPES*							THRUST BLOCK AREA MODIFICATION FACTORS FOR VARIOUS SOILS		
PIPE DIAMETER- INCHES	THRUST BLOCK AREA - S.F.						SOIL TYPE	FACTOR	
	TYPE OR CLASS	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND				
4 & 6	2	2	2	2	2		MUCK, CLAY	4.00	
8	3	3	2	1	1		SAND	2.00	
10	4	3	3	2	1		SAND & GRAVEL	1.33	
12	6	8	4	2	1		GRAVEL-SILT GRAY MIX	1.00	
							SHALE	0.40	



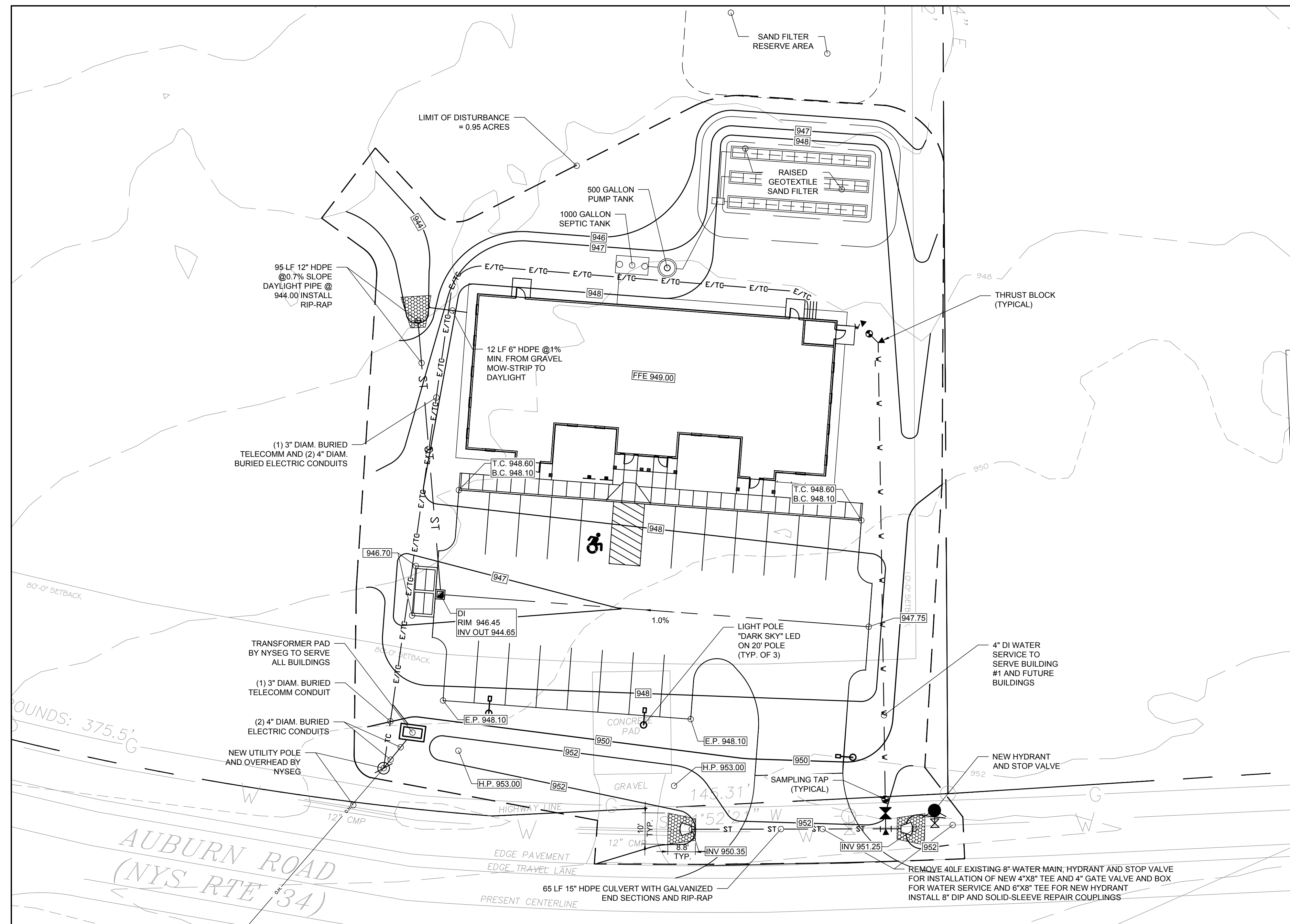
THRUST BLOCK - NOT TO SCALE



SAMPLING TAP - NOT TO SCALE

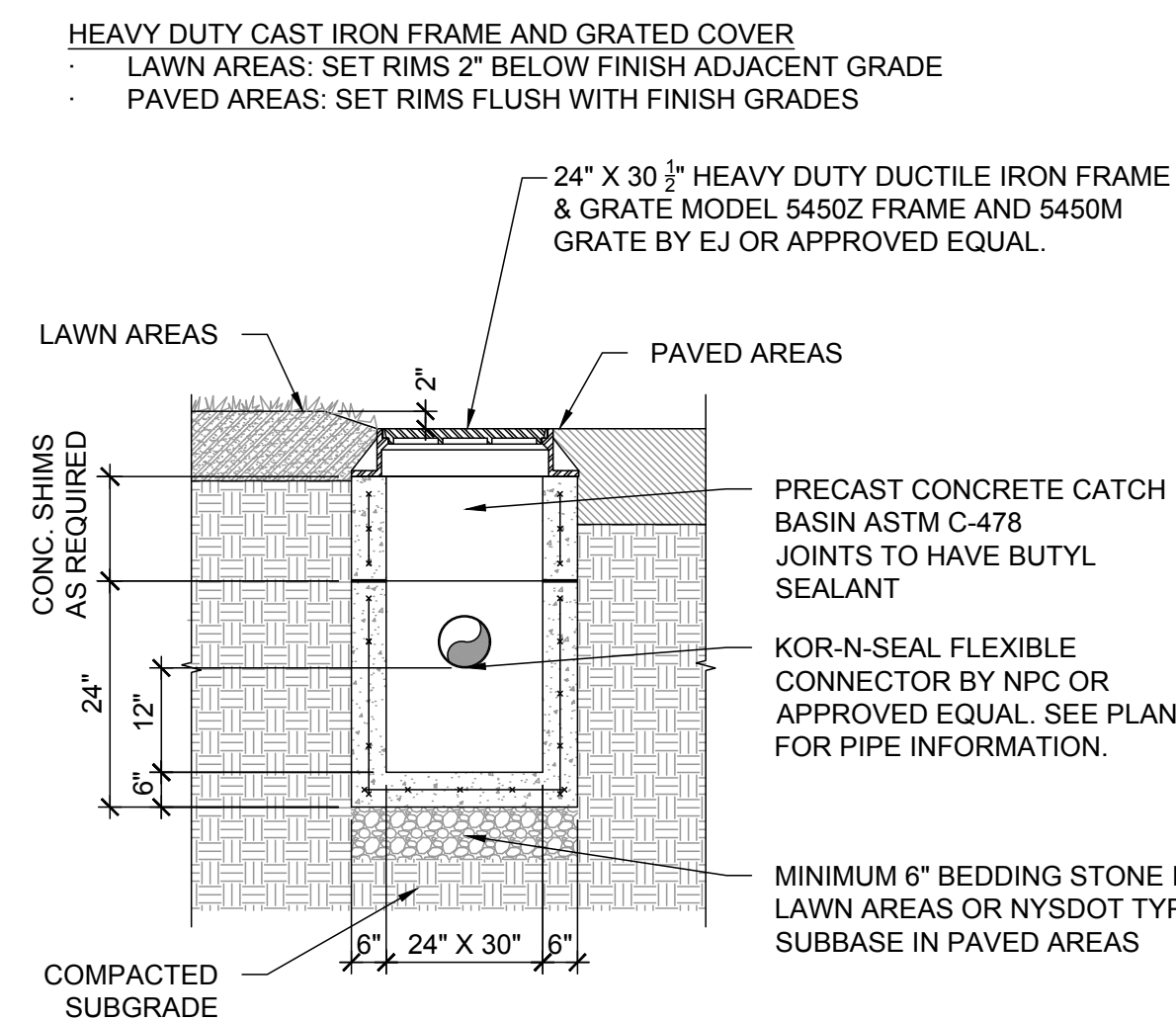


HYDRANT - NOT TO SCALE

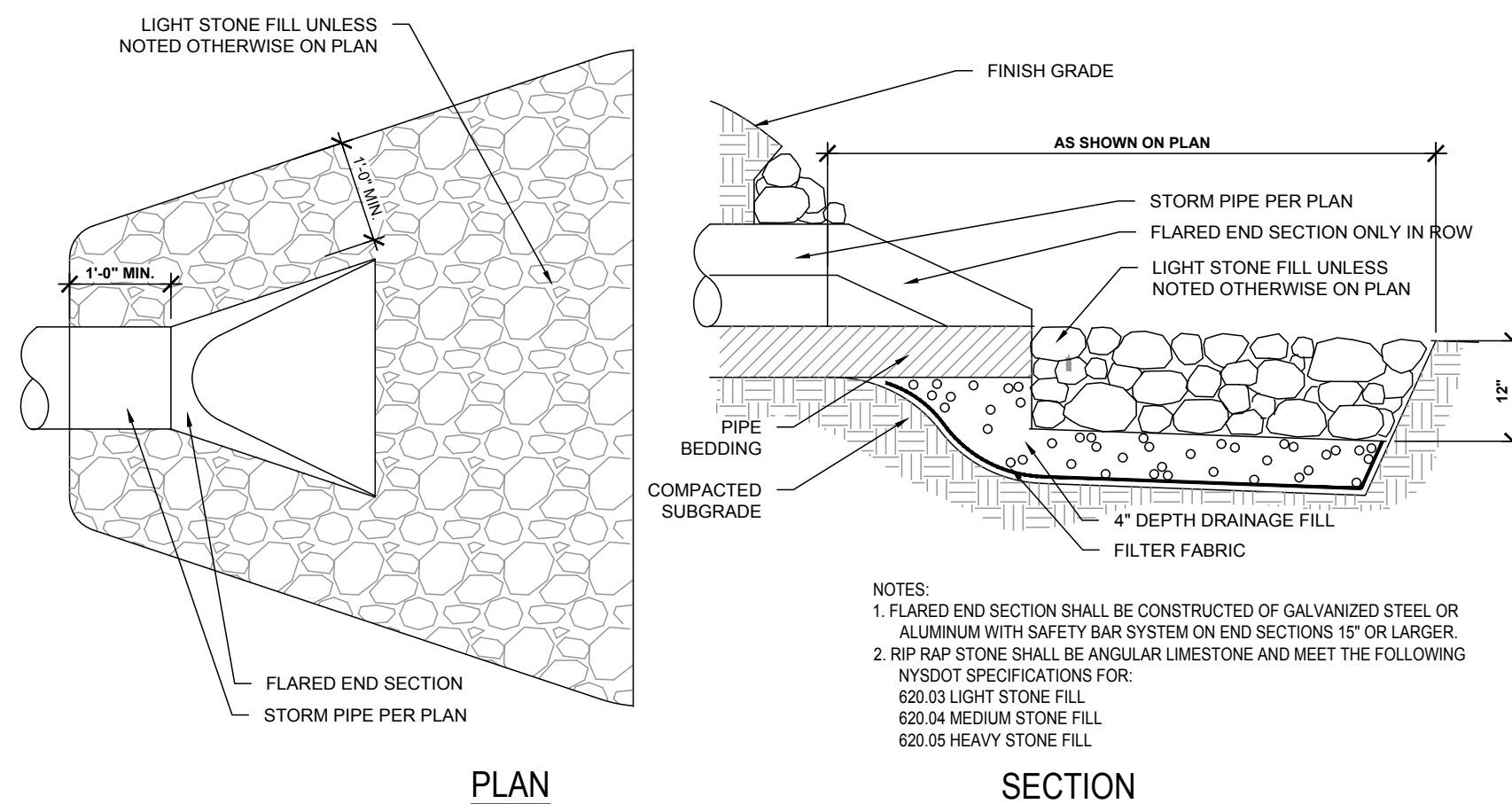


GRADING DRAINAGE AND UTILITY PLAN

SCALE: 1"=20'

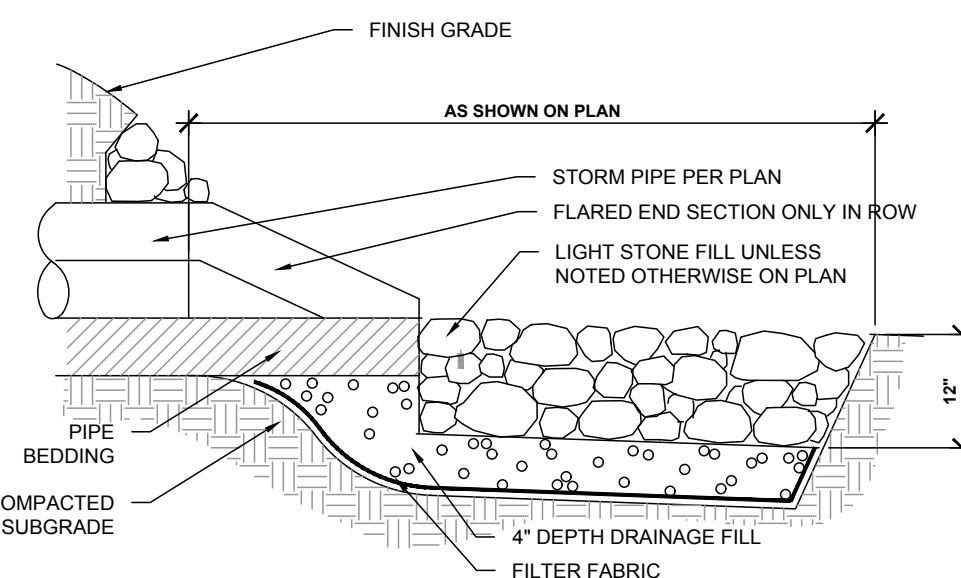


DROP INLET - NOT TO SCALE



RIP-RAP OUTLET PROTECTION. NOT TO SCALE

SECTION



NOTES:

1. FLARED END SECTION SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR ALUMINUM WITH SAFETY BAR SYSTEM ON END SECTIONS 15' OR LARGER.
2. RIP RAP STONE SHALL BE ANGULAR LIMESTONE AND MEET THE FOLLOWING NYSDOT SPECIFICATIONS FOR:
620.03 LIGHT STONE FILL
620.04 MEDIUM STONE FILL
620.05 HEAVY STONE FILL

SECTION



WARNING:

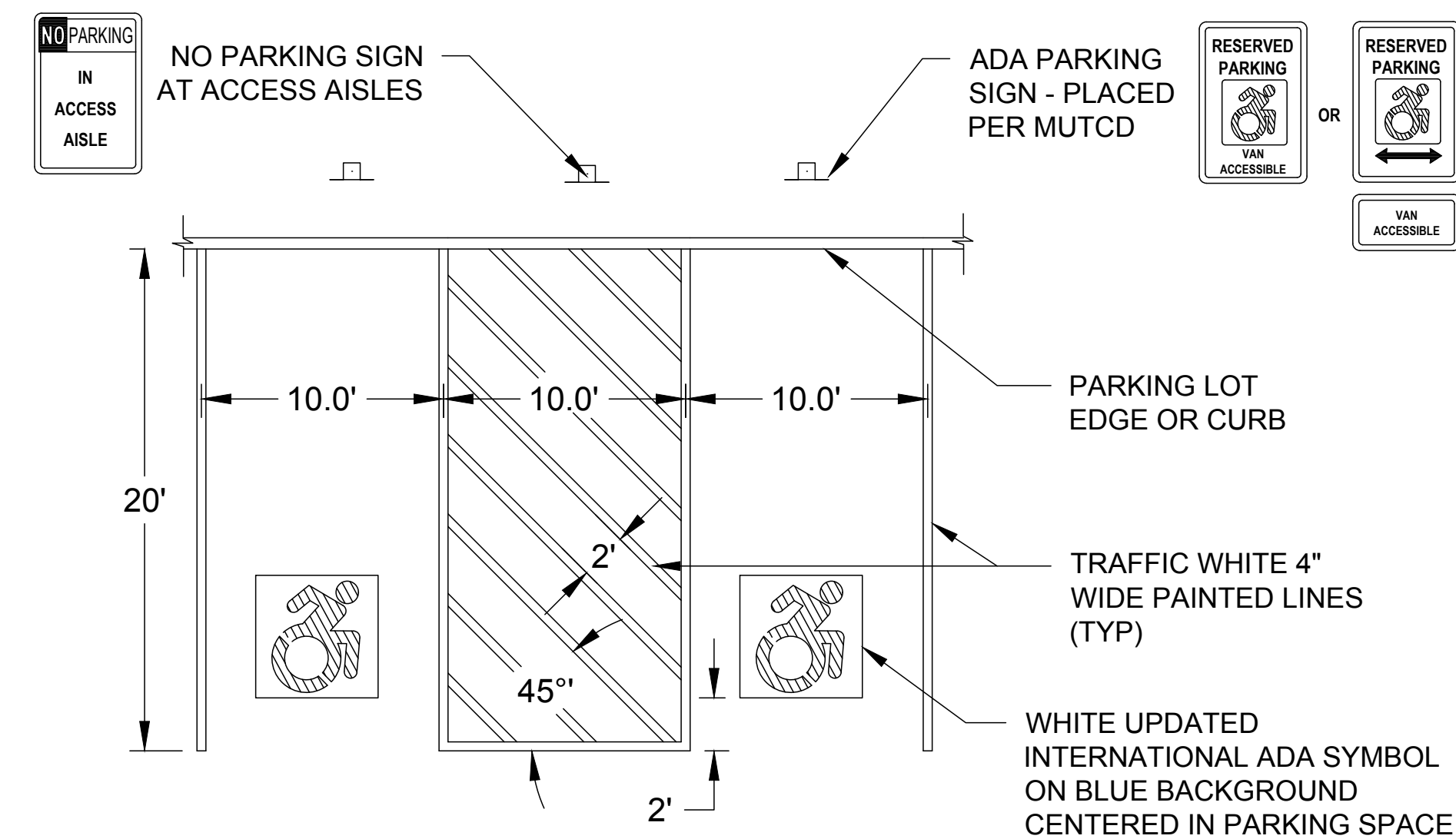
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LANISING NY, 14882

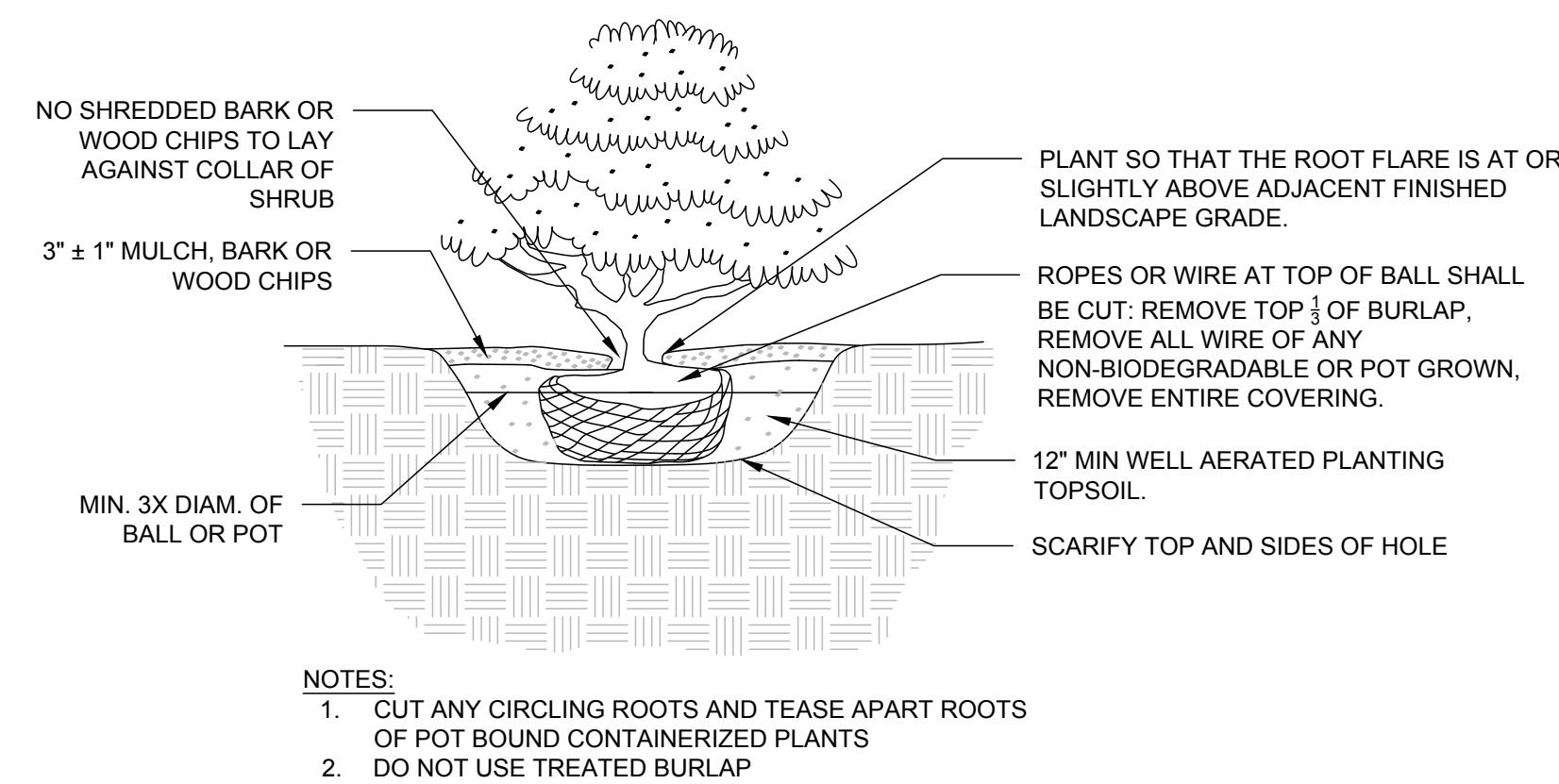
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DETAILS

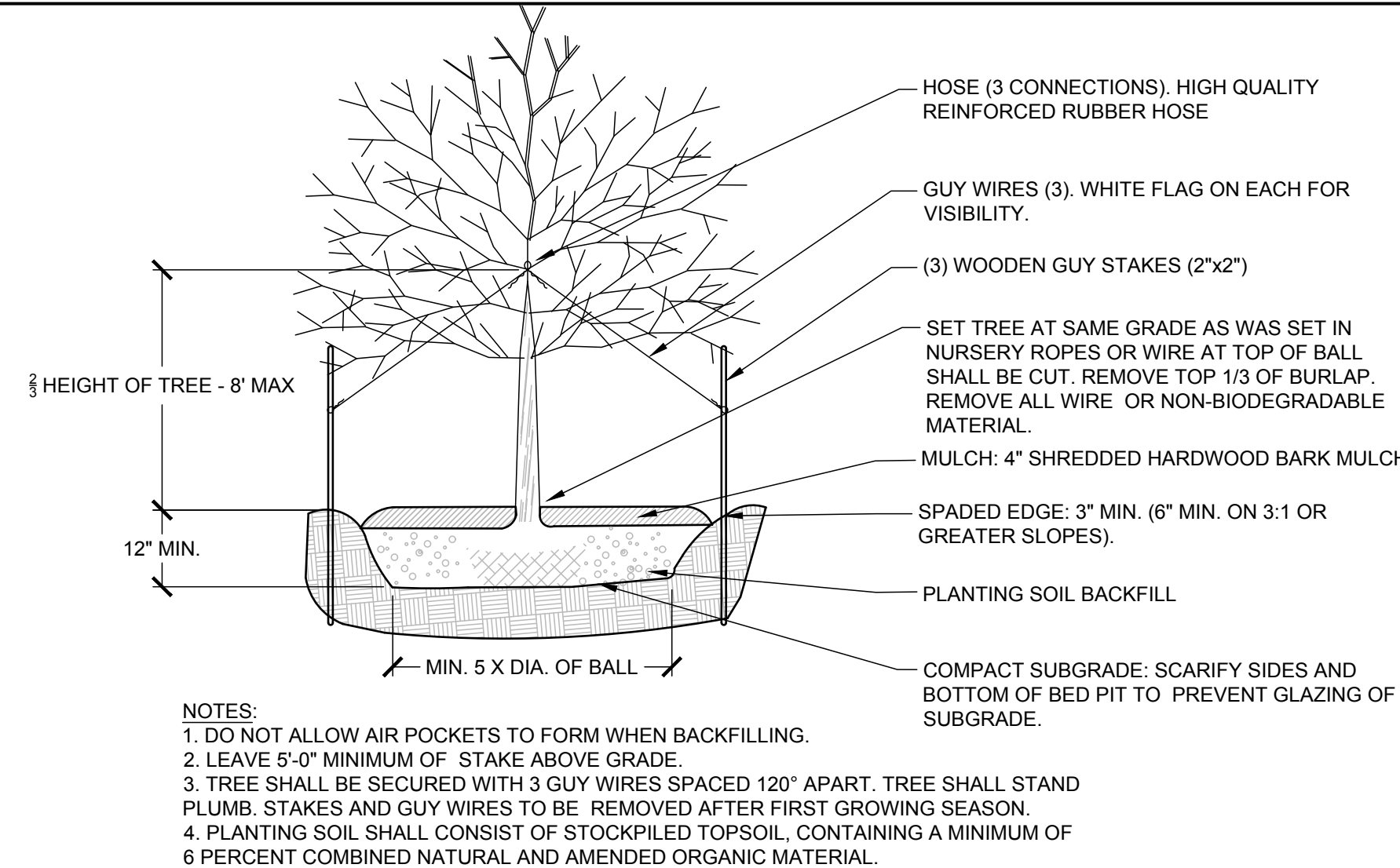
C-106



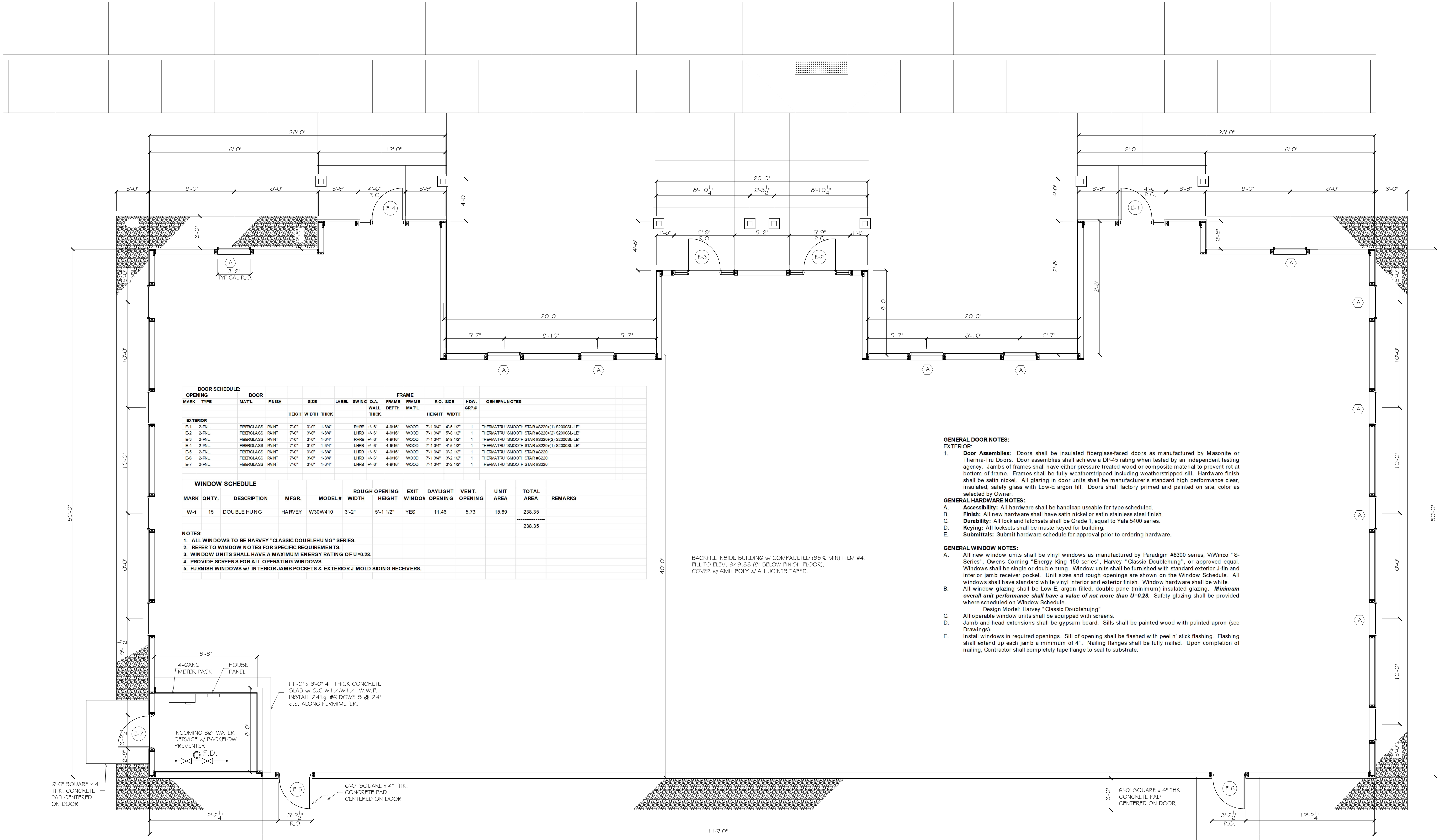
ADA PARKING AND SIGNAGE - NOT TO SCALE



SHRUB PLANTING - NOT TO SCALE



TREE PLANTING - NOT TO SCALE



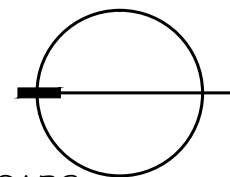
- GENERAL DOOR NOTES:**
- EXTERIOR:
- Door Assemblies:** Doors shall be insulated fiberglass-faced doors as manufactured by Masonite or Thermo-Tru Doors. Door assemblies shall achieve a DP-45 rating when tested by an independent testing agency. Jambs of frames shall have either pressure treated wood or composite material to prevent rot at bottom of frame. Frames shall be fully weatherstripped including weatherstripped sill. Hardware finish shall be satin nickel. All glazing in door units shall be manufacturer's standard high performance clear, insulated, safety glass with Low-E argon fill. Doors shall factory primed and painted on site, color as selected by Owner.
- GENERAL HARDWARE NOTES:**
- Accessibility:** All hardware shall be handicap useable for type scheduled.
 - Finish:** All new hardware shall have satin nickel or satin stainless steel finish.
 - Durability:** All lock and latchesets shall be Grade 1, equal to Yale 5400 series.
 - Keying:** All locksets shall be masterkeyed for building.
 - Submittals:** Submit hardware schedule for approval prior to ordering hardware.
- GENERAL WINDOW NOTES:**
- All new window units shall be vinyl windows as manufactured by Paradigm #8300 series, ViWinco "S-Series", Owens Corning "Energy King 150 series", Harvey "Classic Doublehung", or approved equal. Windows shall be single or double hung. Window units shall be furnished with standard exterior J-In and interior jamb receiver pocket. Unit sizes and rough openings are shown on the Window Schedule. All windows shall have standard white vinyl interior and exterior finish. Window hardware shall be white.
 - All window glazing shall be Low-E, argon filled, double pane (minimum) insulated glazing. **Minimum overall unit performance shall have a value of not more than U=0.28.** Safety glazing shall be provided where scheduled on Window Schedule.
Design Model: Harvey "Classic Doublehung"
 - All operable window units shall be equipped with screens.
 - Jamb and head extensions shall be gypsum board. Sills shall be painted wood with painted apron (see Drawings).
 - Install windows in required openings. Sill of opening shall be flashed with peel n' stick flashing. Flashing shall extend up each jamb a minimum of 4". Nailing flanges shall be fully nailed. Upon completion of nailing, Contractor shall completely tape flange to seal to substrate.

FLOOR PLAN

1/4"= 1'-0"

5,472 S.F. PARKING FOR 20 CARS

NORTH



PROPOSED OFFICE BUILDING
S.E.E. ASSOCIATES

164 AUBURN ROAD LANSING, NEW YORK 14882

GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850

TEL: 607-257-8348

PROJ.NO: 25 - 01

SCALE: AS NOTED

DRAWN: BREUHAUS

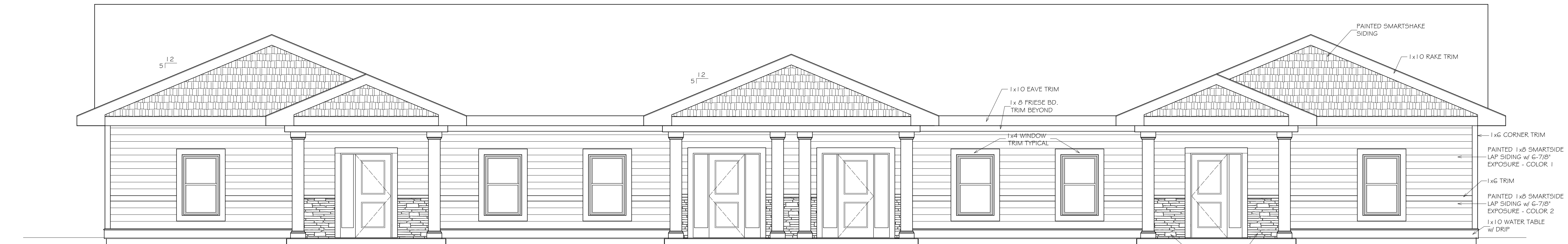
DATE: 27 MAY 2025

1

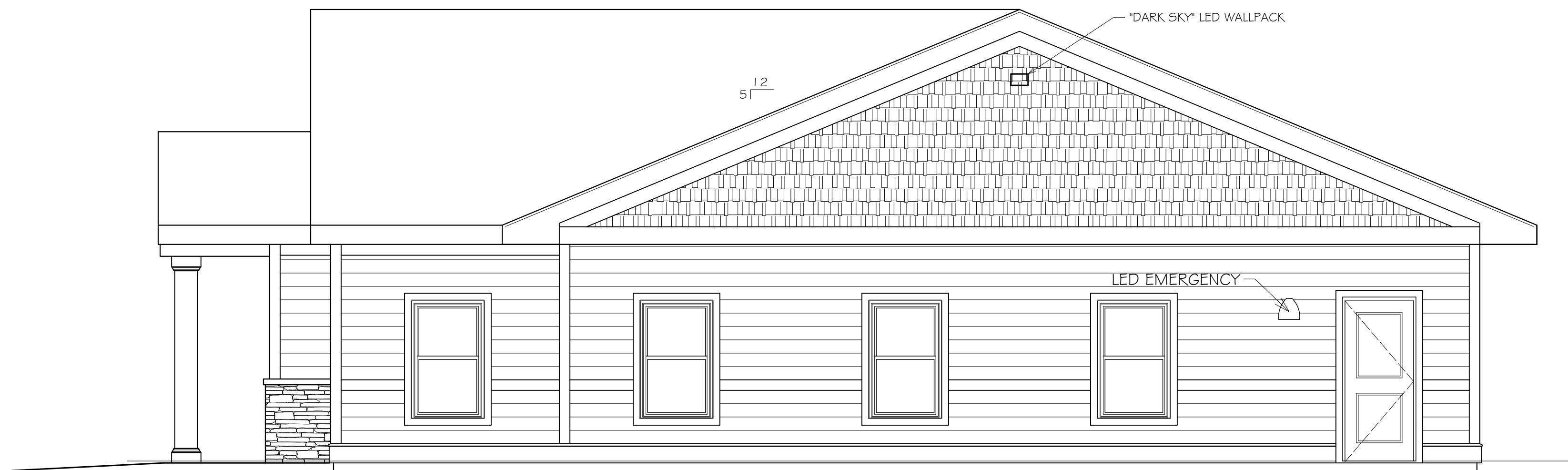
NO. REVISIONS DATE

PROPOSED
FLOOR PLAN

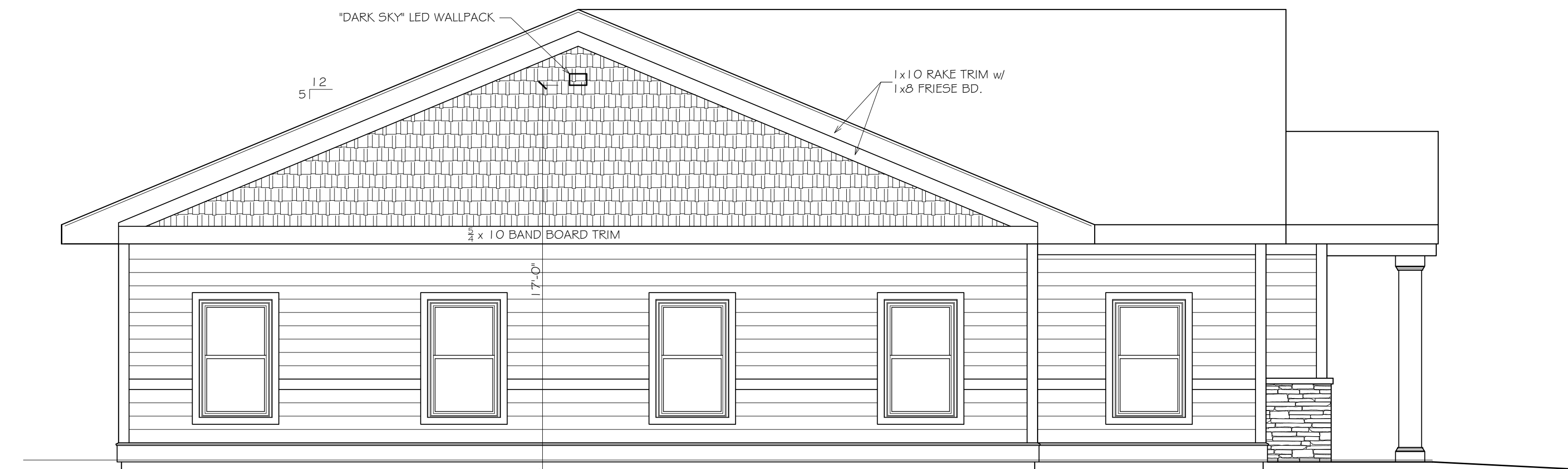
A-1



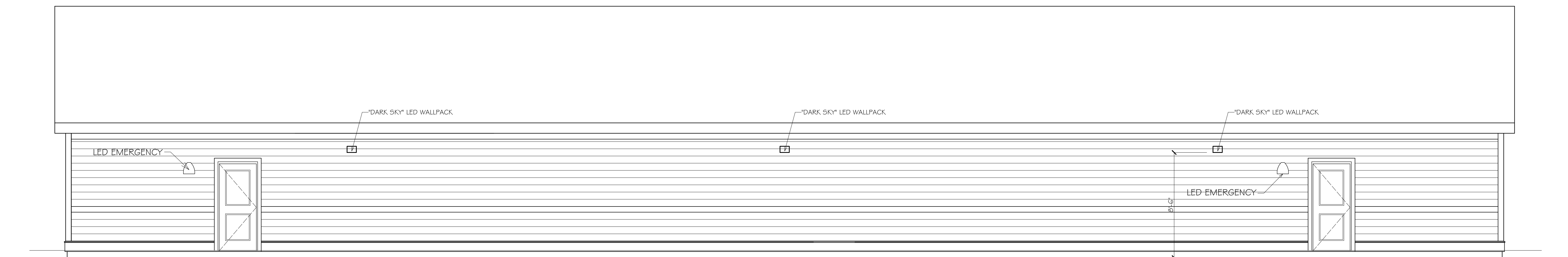
EAST ELEVATION

$$1/4'' = 1' - 0''$$


NORTH ELEVATION

$$1/4'' = 1'-0''$$


SOUTH ELEVATION

$$1/4'' = 1'-0$$


WEST ELEVATION

$$1/4'' = 1' - 0''$$

EXTERIOR FINISHES: OPTION #1

LAP SIDING - MATERIALS

1. Lap siding shall be pre-primed treated "strand" material equal to Louisiana-Pacific *SmartSide*. Siding shall be furnished as 7-7/8" high x 16'-0" long.
2. Fasteners: Use galvanized or stainless steel nails. Follow manufacture's spacing requirements.
3. Paint: Acrylic latex exterior house paint, color as chosen by Owner.

SIDING INSTALLATION

1. Store siding in covered bundles located indoors, spaced off the floor structure. Allow siding to acclimate to ambient conditions prior to installing on structure.
2. Install lap siding in strict accordance with manufacturer's instructions.
3. Siding shall be installed with all necessary accessories and trims as required to provide a complete job. Coordinate installation with specified trims to insure necessary coverage as-needed to compensate for thermal expansion and prevent water infiltration. Provide additional necessary manufacturer's standard trim components if needed.
4. Lap siding shall be installed as a single piece to greatest degree possible. Where necessary, butt joints shall be spaced and caulked as required by manufacturer. Space butt joints so that joints are at least 3'-0" apart from course to course. Back all butt joints with a strip of 30# building felt.
5. All "cut" ends shall be field-primed prior to installation.
6. Follow manufacturer's instructions for spacing fasteners.
7. Follow manufacturer's recommendations for all cuts, both "rip" and cross-cut.
8. Paint siding with minimum one (1) coat of acrylic latex exterior house paint, color as chosen by Owner.

RUNNING TRIM:

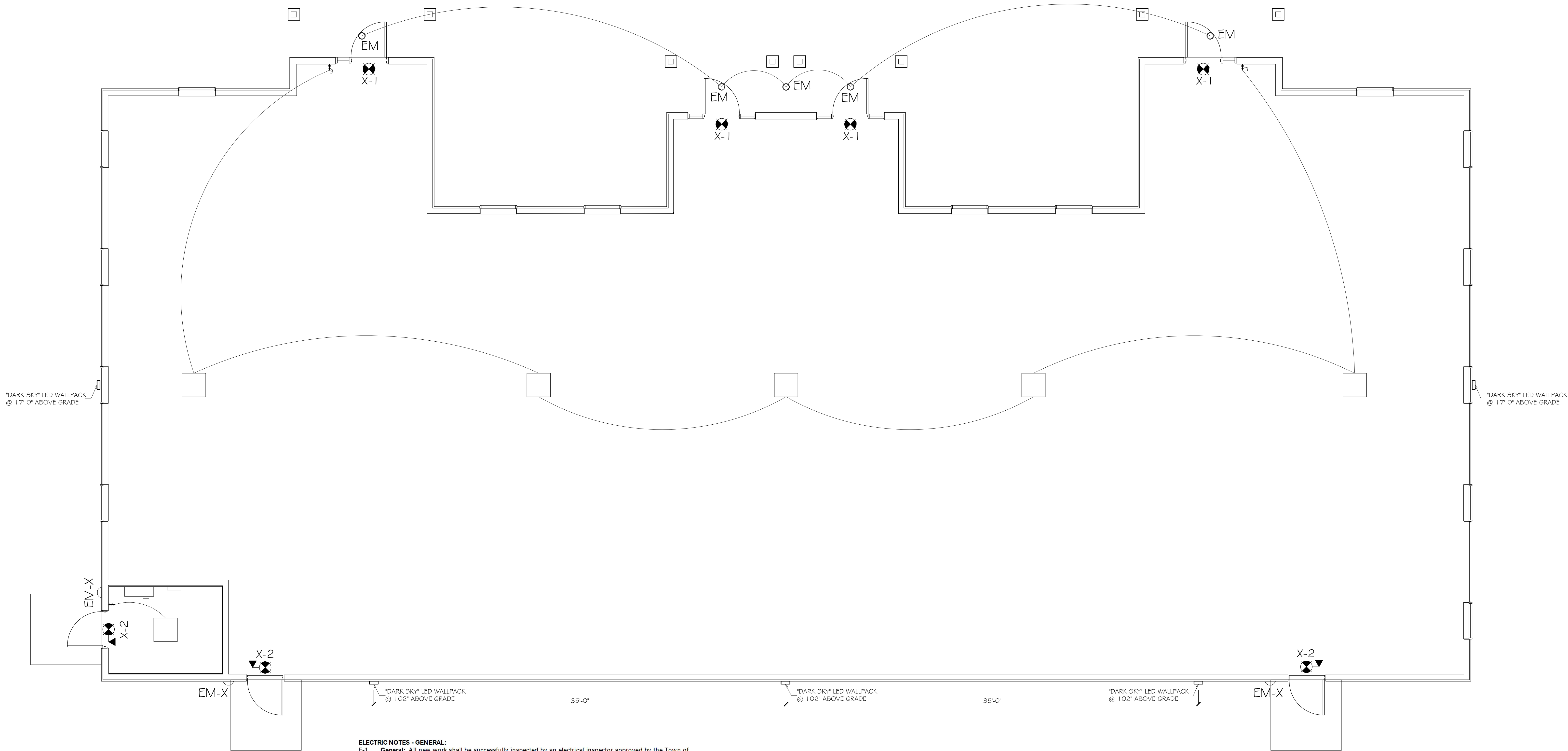
1. Running trims shall be factory-formed boards made from preservative treated wood strand or filler substrate solid that is homogeneous and free of voids, holes, cracks, foreign inclusions and other defects. Trim shall offer reversible surface consisting of smooth one side and cedar textured on the opposite side. Board shall be finished with square edges. Trim shall be painted color(s) as chosen by Owner. Trims from the following firms will be considered:
 - a. MiraTEC
 - b. LP SmartSide Trim and Fascia.All trim shall have a 25 year warranty. Thickness shall be a minimum of 3/4" as-needed to allow coverage of specified siding. Standard lengths shall be 16'-0", minimum. Width shall be as shown on Drawings, or if not shown, as scheduled below.
2. Install composite trim in strict accordance with manufacturer's instructions and recommendations. All cuts and/or unfinished edges shall be sanded to impart smooth finish similar to face of trim boards. Corner trims shall have 4" strip of Vybor backing intersection of trim with lap siding. Fasten trim to wall with stainless steel nails or stainless steel trim-head screws. Countersink fasteners and fill void with putty or sealant as recommended by manufacturer.

When running lengths exceed 16'-0", account for thermal expansion. Allow a gap as recommended by manufacturer and seal with specified sealant.

ROOFING NOTES:

1. Asphalt Fiberglass Roofing Shingles: Shingles shall be Class A (UL 790), capable of withstanding 130 mph wind exposure and come with a limited lifetime transferable warranty. Color shall be as chosen by Owner. Shingles shall be nailed and NOT stapled.
2. Shingles shall be installed over 3/8" flet underlayment, unless installed over "zip-panel", in which case the underlayment is optional. Underlayment shall be installed "shingled" so as to not "buck" water.
3. Ice & Watershield: Self-sealing rubberized asphalt membrane. Install continuous row(s) of Ice and Watershield along all eaves and gables with 1 row of Ice and Watershield membrane. Ice & Watershield shall extend beyond interior face of wall by a minimum of 24". ICE & WATERSHIELD INSTALLATION IS REQUIRED REGARDLESS OF TYPE OF SHEATHING INSTALLED.

PROPOSED OFFICE BUILDING S.E.E. ASSOCIATES 164 AUBURN ROAD LANSING, NEW YORK 14882	PROJ.NO: 25 - 01				PROPOSED ELEVATIONS		
	SCALE: AS NOTED						
	GEORGE W. BREUHAUS, ARCHITECT 950 DANBY ROAD SUITE 220 ITHACA, NEW YORK 14850	DRAWN: BREUHAUS	1				A-3
	TEL: 607-257-8348	DATE: 27 MAY 2025	NO.	REVISIONS		DATE	



- ELECTRIC NOTES - GENERAL:**
- E-1. **General:** All new work shall be successfully inspected by an electrical inspector approved by the Town of Lansing. Contact the Town for a list of approved inspectors. Contractor shall pay all necessary permit and inspection fees as part of this Project.
- E-2. **Service:** Incoming service shall be run underground from new power pole along street. Service shall be rated at 120/240V/1P/400A. Connect incoming conduits to a four -pole meter pack (600 amp capacity) with each pole capable of supplying 200 amperes to each load center. Provide each pole with 2-pole circuit breaker. House panel shall be rated for 100 amps. All other poles shall be supplied with 150 amp breaker. Meter pack shall be equal to Square D #MP64200. Provide 120/240V, 1P, 125A, 24 space main lug panel (Square D #QO124L125G) for "house" panel. Provide three (3) 120/240V, 1P, 150A, 30 space main circuit breaker (Square D #QO130M150) panels for use by Tenants. ALL panels shall have a typed directory, identifying all circuits installed, mounted on the interior of the panel access door.
- E-3. **Wiring Methods:** All service feed wiring be run underground in PVC conduit. Service feed wiring, above the floor level, shall be run in painted galvanized EMT or metal wireway. Wiring sizes shown on Drawings, or Schedules, are based on copper. Contractor may elect to use aluminum wire, for service feeds only, if wire size is properly upsized per NEC requirements. All branch wiring run in partitions or above suspended ceiling shall be run in MC-cable. All work boxes shall be metal.
- E-4. **Wiring Devices:** All wiring devices shall be commercial grade, equal to Pass and Seymour. Duplex receptacles shall be rated for 20 amps, minimum. Switches shall be commercial grade, type as shown on Drawings. GFI-type receptacles shall be installed where shown on Drawings. Color of devices and cover plates shall be as chosen by Owner. Generally, color shall match color of wall. Exterior cover plates shall be stainless steel.
- E-5. **Fire-proofing:** ALL PENETRATIONS IN FIRE-RATED WALLS SHALL BE SEALED WITH INTUMESCENT FIRE CAULK. FIRE CAULK SHALL BE THE PROPER TYPE FOR THE INTENDED USE AND SHALL HAVE BEEN SUCCESSFULLY TESTED BY AN INDEPENDENT TESTING AGENCY.
- E-6. **Interior Light Fixtures:** Supply and install light fixtures shown on Electric drawing. ALL SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT PRIOR TO FINAL AGREEMENT OF CONTRACT PRICE. Refer to Drawings for switching requirements
- E-7. **Exterior Light Fixtures:** Supply and install light fixtures shown on Electric drawing. All exterior light fixtures shall be controlled by a 7-day programmable time clock. Time clock shall automatically compensate for time changes, and allow for different time patterns per day.
- E-8. **Incoming Data/Phone Service:** Incoming service shall be run underground from existing power pole along street. Provide two (2) 2" diameter (verify size with phone and data supplier) PVC conduit from pole to Mechanical Room in southwest corner of building.
- E-9. **Equipment Hook-ups:** Refer to Drawings and Specific Electric Notes for all equipment requirements. Generally, provide power connections for the following:
- a. Electric Baseboard: Provide 120V Q-mark 2513W series unit (3'-0" lg.) where shown on Drawings. Provide thermostat and dedicated circuit for baseboard.

LIGHT SYMBOL LEGEND

NEW 24" x 24" FLAT PANEL LAY-IN L.E.D. LIGHT FIXTURE w/ ADJUST. WATTAGE & COLOR

NEW RECESSED L.E.D. LIGHT w/ LENSE & EMERGENCY BACK-UP.

NEW SURFACE MOUNT L.E.D. EMERGENCY WALL-PACK.

DARK SKY L.E.D. WALL-PACK

NEW EXIT LIGHT w/ EMERG. LT. WHERE SHOWN, w/ 90 MIN. BATTERY BACKUP

EMERGENCY LIGHT w/ 90 MIN. BATTERY BACKUP

ELECTRICAL SYMBOL LEGEND

DUPLEX RECEPTACLE w/ HEIGHT IF NOTED

QUAD. RECEPTACLE w/ HEIGHT IF NOTED

240 VOLT RECEPTACLE

GFI GROUND FAULT RECEPTACLE

SINGLE POLE SWITCH

THREE WAY SWITCH

COMBINATION TELEPHONE & DATA BOX w/ # of PORTS SHOWN.

ELECTRICAL - POWER & LIGHTING PLAN
1/4" = 1'-0"

PROPOSED OFFICE BUILDING S.E.E. ASSOCIATES 164 AUBURN ROAD LANSING, NEW YORK 14882	PROJ.NO: 25 - 01				ELECTRICAL POWER & LIGHTING PLAN E-1
	SCALE: AS NOTED				
	DRAWN: BREUHAUS				
	DATE: 27 MAY 2025				
GEORGE W. BREUHAUS, ARCHITECT 950 DANBY ROAD SUITE 220 ITHACA, NEW YORK 14850	TEL: 607-257-8348	1	NO.	REVISIONS	DATE

Short Environmental Assessment Form

Part 1 - Project Information

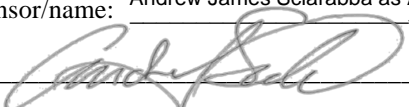
Instructions for Completing

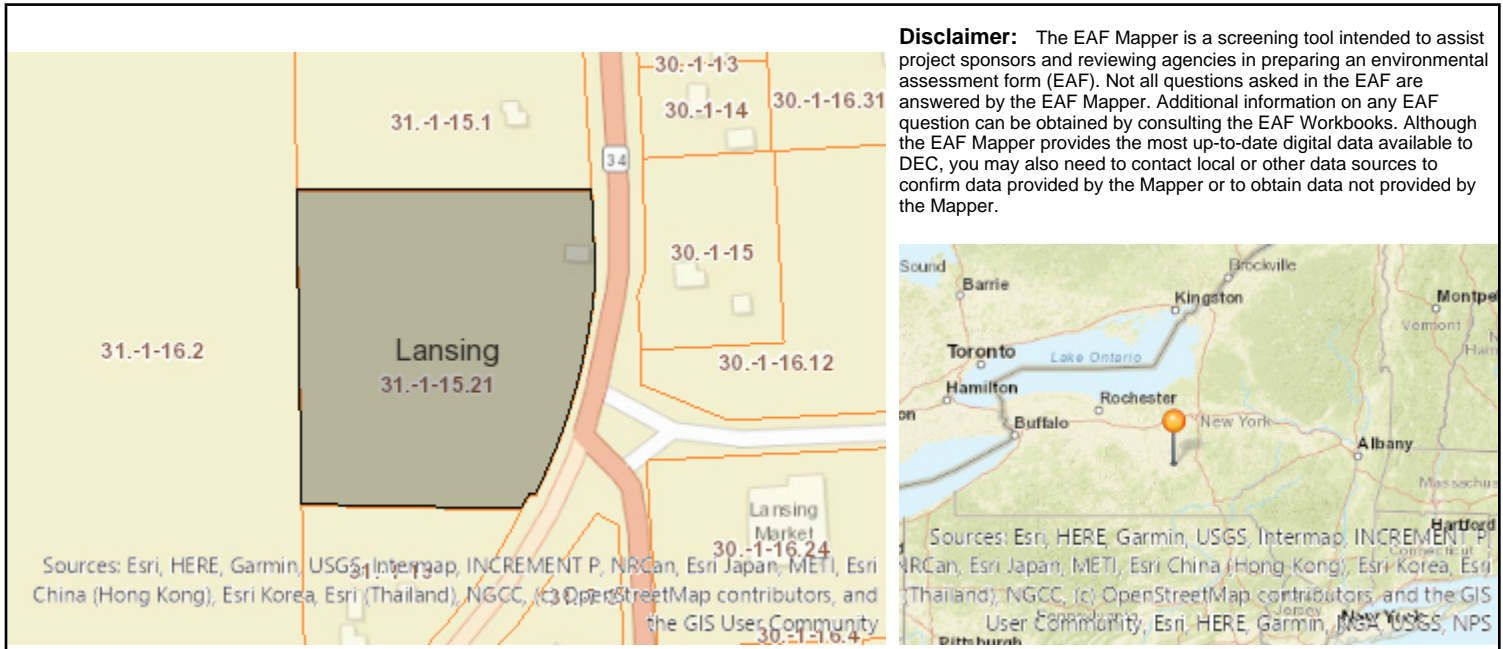
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Office Building			
Project Location (describe, and attach a location map): 164 Auburn Road, Lansing, NY 14882			
Brief Description of Proposed Action: Construct a 5472 SF commercial building to be leased as office space, 20 parking spaces, and associated utilities.			
Name of Applicant or Sponsor: Andrew James Sciarabba as agent for S.E.E. Associates Holdings, LLC		Telephone: 607-327-0578	
		E-Mail: ajs@sciarabbaengplus.com	
Address: 9664 Kingtown Road			
City/PO: Trumansburg		State: NY	Zip Code: 14886
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Commercial Driveway Permit - NYSDOT Septic System Permit - Tompkins County Whole Health		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.62 acres	
b. Total acreage to be physically disturbed?		0.95 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.62 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" type="checkbox"/> Parkland			

		Section 3, Item b.	
5. Is the proposed action,	NO		
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: Building construction will adhere to all energy code requirements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ On-site septic system - Permit to be obtained from Tompkins County Whole Health.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

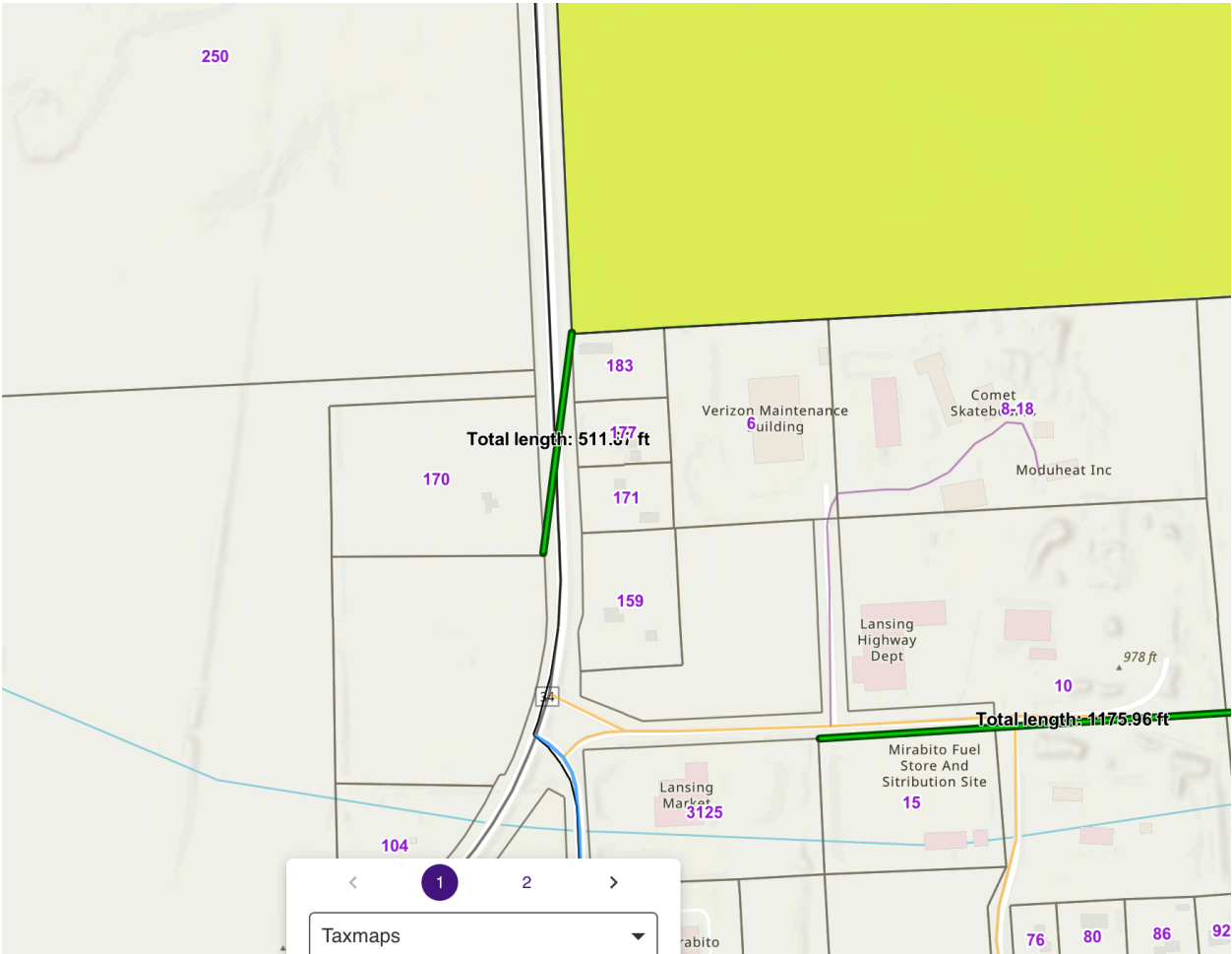
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater currently flows to the old railroad embankment along the west property line then south to a stream that flows west along the south property line. This drainage pattern will be maintained.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: If future phases are considered, a Full SWPPP will be prepared that will incorporate permanent stormwater practices. These practices will be sized to accommodate the surfaces constructed in Phase 1.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Andrew James Sciarabba as Agent for S.E.E. Associates, Holdings, LLC Date: 5-27-25 Signature:  Title: Owner/Principal Engineer		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.



Ag District 511 Ft +/- Northeast

Per Tompkins County Property Viewer 5-27-25

Yellow Shaded Area is Tompkins County Ag District 1

164 Auburn Road Parcel is not in Ag District and Greater Than 500' from
the Ag District Boundary

No Agricultural Data Statement Required



PROPOSED OFFICE BUILDING

164 Auburn Road
(NYS Rte 34)
Town of Lansing
Tompkins County, NY
5-27-25

Building and Site Lighting

All building and site lighting will be LED “Dark Sky” compliant with no light spillage off the property. A photometric plan is currently being prepared and will be submitted at a later date with fixture cut sheets.

Andrew J. Sciarabba, P.E.
Agent for S.E.E. Associates Holdings, LLC

LEGEND

- △ -COMPUTED POINT
- -PIN TO BE SET
- ✕ -IRON PIN FOUND
- ⊗ -IRON PIPE FOUND
- -UTILITY POLE
- FENCE & HEDGE
- * -PROPOSED NEW DIVISION LINE

TITLE INFORMATION

PARCEL A & B
CHRISTIAN SHAFFMASTER &
MELISSA SHAFFMASTER
INSTRUMENT NO. 2021-12456
TAX MAP NO. 16-1-22.2
TOTAL AREA= 10.370 ACRES NET TO RD R/W

TUREK (R.O.)
2023-07514
TMN 16-1-19.2

"OPEN
FIELD"

SHARP (R.O.)
2019-14403
TMN 16-1-19.3

3 RODS=
49.5' WIDE

PER MAP REF. 1

BACHELOR (R.O.)
458081-001
TMN 16-1-27.2

REMAINS OF
FENCE & HEDGE

N 79°09'16" W 597.45'

NO PHYSICAL BOUNDS

S 10°30'14" W 58.04'

FORMER TITLE LINES

PARCEL A

(AREA=3.881 ACRES)
(TO BE CONVEYED TO VISIONQUEST REALTY, LLC)

NOTE:
PARCEL A TO BE CONSOLIDATED WITH EXISTING
TAX MAP PARCEL NO. 17-1-7.1

"OPEN
FIELD"

LOT 62

LOT 63

PARCEL B
(AREA=6.490 ACRES)
(TO BE RETAINED)

N 10°43'17" E 49.71'

N 80°21'22" W 40.00'

N 10°43'17" E 49.71'

S 80°21'22" E 40.00'

PERIMETER METES AND BOUNDS OF
CEMETERY ESTABLISHED PER LINES OF
OCCUPATION ONLY. CEMETERY PARCEL WAS
EXCEPTED OUT IN A DEED FROM DANA FOX
AND JANE FOX TO CAROLINE PRATT. SEE
DEED BOOK 63, PAGE 542. NOTE, DEED
DOES NOT HAVE ANY SPECIFIC DIMENSIONS
CALLED FOR. AREA=1988 SQ. FT.
TAX MAP PARCEL No. 16-1-22.1

N 10°43'17" E 49.71'

N 80°21'22" W 40.00'

N 10°43'17" E 49.71'

S 80°21'22" E 40.00'

PERIMETER METES AND BOUNDS OF
CEMETERY ESTABLISHED PER LINES OF
OCCUPATION ONLY. CEMETERY PARCEL WAS
EXCEPTED OUT IN A DEED FROM DANA FOX
AND JANE FOX TO CAROLINE PRATT. SEE
DEED BOOK 63, PAGE 542. NOTE, DEED
DOES NOT HAVE ANY SPECIFIC DIMENSIONS
CALLED FOR. AREA=1988 SQ. FT.
TAX MAP PARCEL No. 16-1-22.1

MAP REFERENCES

1.) SURVEY MAP NO. 424
LANSINGVILLE ROAD DATED
1/20/1999, AMENDED 3/17/1999
AMENDED 4/27/2015 BY T.G.
MILLER P.C.

NOTE:
1.) THIS MAP PREPARED BASED ON
MAP REF. 1 ONLY. LAST DATE OF
FIELD WORK 4/27/2015.
2.) THIS SURVEY MAP PREPARED
WITHOUT BENEFIT OF AN ABSTRACT OF
TITLE PROVIDED, SUBJECT TO ANY
STATE OF FACT THAT AN UPDATED
ABSTRACT OF TITLE MAY SHOW.

CERTIFICATION

I hereby certify to CHRISTIAN & MELISSA SHAFFMASTER
that I am a licensed land surveyor, New York State License
No.051180, and that this map correctly delineates an
actual survey on the ground made by me or under my direct
supervision and that I found no visible encroachments either
way across property lines except as shown hereon.

SIGNED: _____ DATED: 5/5/2025



T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607-272-6477

TITLE:
PRELIMINARY SUBDIVISION MAP
NO. 424 LANSINGVILLE ROAD

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
5/5/2025

S25387

SCALE:
1"=60'

REVISED

"DEED TO CENTERLINE OF
ROAD, EXCEPT & RESERVE ALL
EXISTING PUBLIC ROAD &
UTILITY RIGHT OF WAYS"

WARNING
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 7209,
SUBDIVISION 2, NEW YORK STATE
EDUCATION LAW, ARE PROHIBITED
BY LAW. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP
AND COPIES THEREOF ONLY IF SAID
MAP OR COPIES BEAR THE IMPRESSION
SEAL OF THE LICENSED LAND SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.

TIE MEAS. 484'± TO
CENTER INTERSECTION
DUBLIN ROAD

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Amanda K. Ryen-Yowhan(agent) RE/MAX in Motion							
Name of Action or Project: 424 Lansingville Road, Lansing NY - subdivision							
Project Location (describe, and attach a location map): 424 Lansingville Rd., Lansing NY - subdivision							
Brief Description of Proposed Action: Selling tillable acreage at 424 Lansingville Rd., Lansing to neighbor Steve Patt/Vision Quest at 402 Lansingville Road who has farmed the field for years.							
Name of Applicant or Sponsor: Amanda K. Ryen-Yowhan		Telephone: 607-592-0043 E-Mail: amandakryen@gmail.com					
Address: 164 Jerry Smith Rd.							
City/PO: Lansing		State: NY	Zip Code: 14882				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Minor sub. approval by TOL			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? 10.37 acres b. Total acreage to be physically disturbed? 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

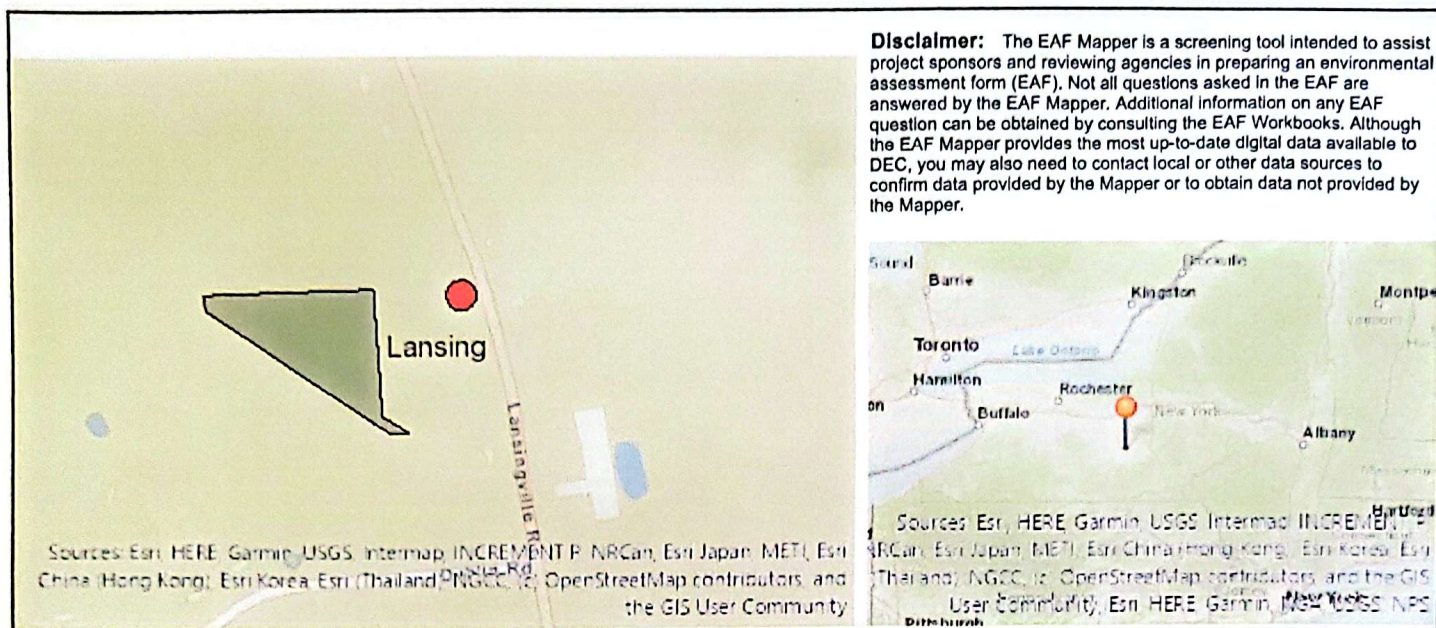
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ NA, will be farmed by the same farmer that has farmed for years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ NA, will be farmed by the same farmer that has farmed for years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Amanda K. Ryan-Lowhen</u> Date: <u>6-18-25</u>		
Signature: <u>[Signature]</u> Title: <u>LicE Broker Assoc.</u>		
<u>RE/MAX IN Motion</u>		

PRINT FORM

EAF Mapper Summary Report

Wednesday, June 18, 2025 2:54 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Amanda K. Ryan-Yowhan (agent) RE/MAX in Motion
 Mailing address: 164 Jerry Smith Rd.
Lansing, N.Y. 14882

B. Description of the proposed project: Selling billable acreage to neighbor (behind house), Steve Patt/VisionQuest, who has farmed the field for years.

C. Project site address: 424 Lansingville Rd. Town: Lansing, N.Y.

D. Project site tax map number: 16.1-1-22.2

E. The project is located on property:
☒ within an Agricultural District containing a farm operation, or
☐ with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 10.37 Total

G. Is any portion of the project site currently being farmed?
☒ Yes. If yes, how many acres 3.881 or square feet ?
☐ No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

- VisionQuest (Steve Patt), 402 Lansingville Rd., Lansing, N.Y.
(mailing 3266 Route 34, Scotia Center, NY 13147)
 - Jason Turek 526 Lansingville Rd, Lansing N.Y.
(mailing 834 Mahoney Rd., King Ferry, N.Y. 13081)

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Amanda K. Ryan-Yowhan

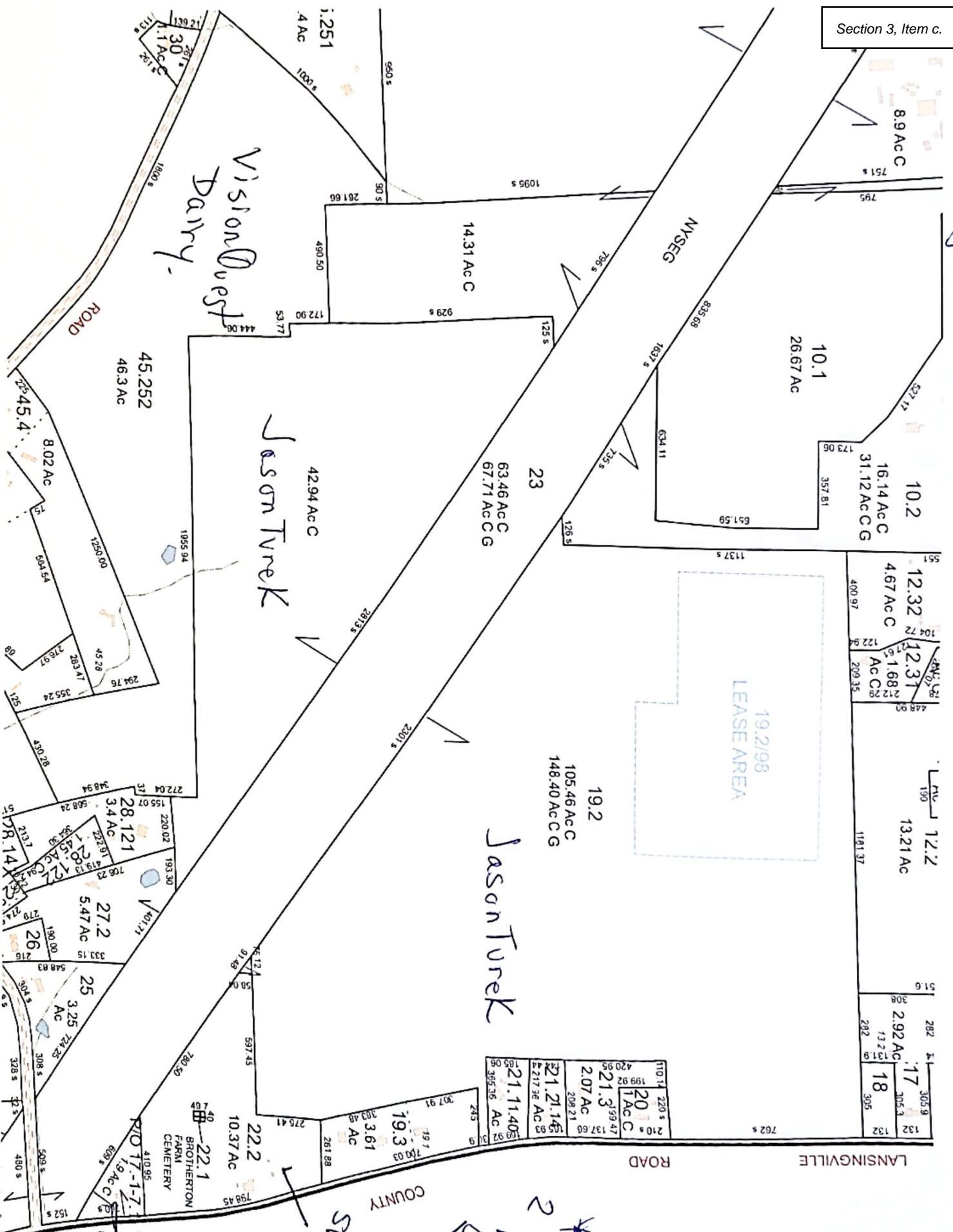
Name and Title of Person Completing Form

Licensed R.E. Broker Assoc.
RE/MAX in Motion

6/18/25

Date

Page 1 of 2



17
* See Page
2 VisionQuest
Dairy
SUBJECT
VisionQuest Dairy
ROUTE 17
LANSEINGVILLE ROAD



**Tompkins County
Assessment Department**

Notice of Tax Map Revision

Map Information:

Swis 503289 Municipal Name TOWN OF LANSING
Printkey(s) 17-1-7.1, 16-1-24.1, 17-1-23
Split/Merge # 432063

Change Authority:

Deed Book _____ Deed Page _____ Deed Date _____
Survey Location _____ Survey Filed _____
Grantor _____ Grantee _____
Owner Request STEVE & LAURA PATT

Notes:

CONSOL 16-1-24.1 & 17-1-23 W/TBKA 17-1-7.1 = 203.92 Ac C G

Tax Map Record

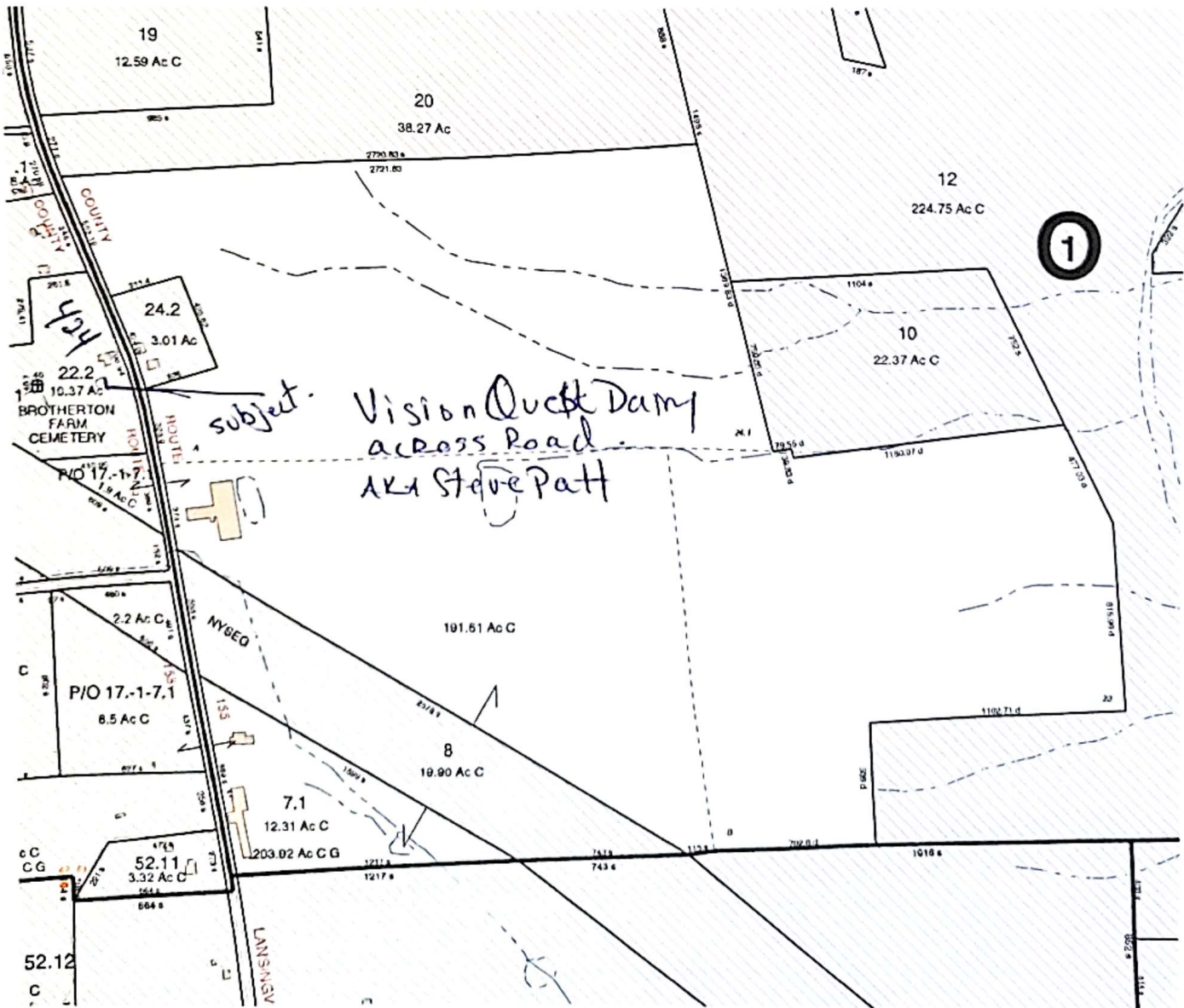
Batch # 99 Tax Year 2004

- ☐ Split
☒ Consolidation
☐ Transfer w/No Split/Merge
☐ Survey Correction
☐ Digital Map Correction
Input 04/20/2004 By _____

Assessor's Record

Input _____ By _____

Page 2 of 2



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: minor subdivision			
Project Location (describe, and attach a location map): 323 Asbury Rd., Freeville, NY 13068			
Brief Description of Proposed Action: Proposed three new lots: Lot 1 = 1.15 acres including the structures (attachment 323 Asbury rd. original map), Lot 2 = land to the west & Lot 3 = land to the east (see attachment 323 Asbury proposed lots)			
Name of Applicant or Sponsor: Karin Burke		Telephone: 607-342-2559 E-Mail: rkburkey5@aol.com	
Address: 1523 Trumansburg Rd.			
City/PO: thaca		State: NY	Zip Code: 14850
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5.68 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0 acres			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		Section 3, Item d.	
5. Is the proposed action,	NO		
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ no alterations _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

☒ ☐

16. Is the project site located in the 100-year flood plan?

NO YES

☒ ☐

17. Will the proposed action create storm water discharge, either from point or non-point sources?

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

☒ ☐

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

NO YES

If Yes, explain the purpose and size of the impoundment: _____

☒ ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe: _____

☒ ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

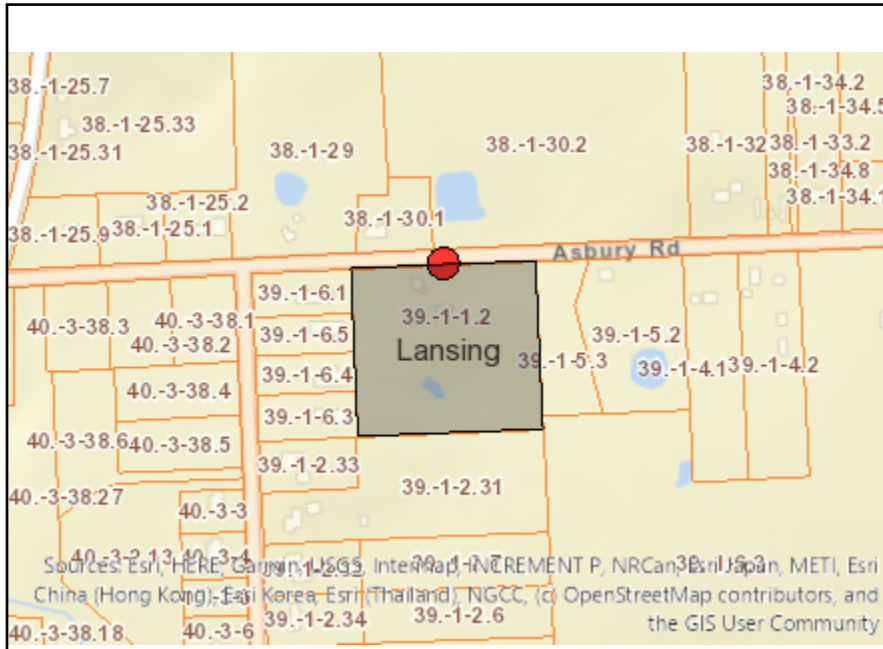
If Yes, describe: _____

☒ ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Karin L. Burke Date: 06-27-2025

Signature: Karin L. Burke Title: owner



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

- A. Name of applicant: Karin L. Burke
Mailing address: 1523 Trumansburg Rd
Ithaca NY 14850
- B. Description of the proposed project: minor subdivision Lot 39-1-1.2
- C. Project site address: 323 Asbury Road Town: Lansing
- D. Project site tax map number: 39-1-1.2
- E. The project is located on property:
☐ within an Agricultural District containing a farm operation, or
☒ with boundaries within 500 feet of a farm operation located in an Agricultural District.
- F. Number of acres affected by project: 5.68
- G. Is any portion of the project site currently being farmed?
☐ Yes. If yes, how many acres _____ or square feet _____?
☒ No.
- H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
Roger D. Hagin & Marilyn Hagin
Asbury Road, Freeville NY 13068
Lot # 39-1-6.2
- I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Karin L. Burke
Name and Title of Person Completing Form

June 27, 2025
Date

REFERENCE MAPS:

1) "MAP OF SURVEY No. 343 ASBURY ROAD" BY
ROBERT S. RUSSLER L.S. ON 1/26/2016, REVISED
2/17/2016 AND 3/15/2016. INST. No. 2016-03154

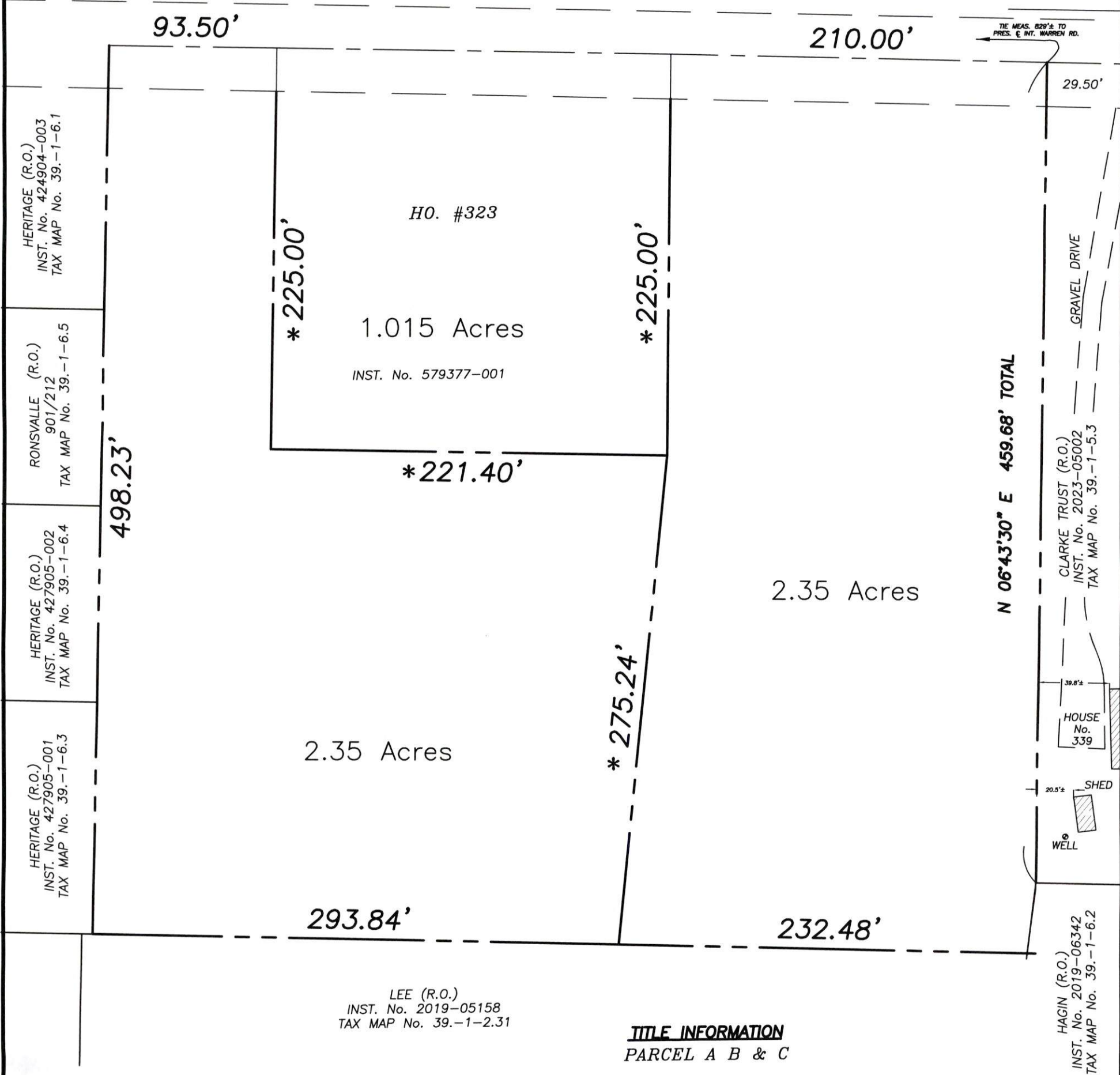
LEGEND

- △ -COMPUTED POINT
- -PIN SET WITH CAP
- ⊗ -IRON PIN FOUND
- ⊗ -IRON PIPE FOUND
- -UTILITY POLE
- * -PROPOSED NEW DIVISION LINE



ASBURY ROAD
(ASSUMED 3 ROD RIGHT OF WAY=49.5')

"DEED TO CENTERLINE OF
ROAD, EXCEPT & RESERVE ALL
EXISTING PUBLIC ROAD &
UTILITY RIGHT OF WAYS"



CERTIFICATION

I hereby certify to _____
that I am a licensed land surveyor, New York State License
No.050096, and that this map correctly delineates an
actual survey on the ground made by me or under my direct
supervision and that I found no visible encroachments either
way across property lines except as shown hereon.

SIGNED: _____ DATED: _____

RICHARD W. & KARIN L. BURKE
INST. No. 579377-001
INST. No. 2014-12862
TAX MAP No. 39.-1-1.2

WARNING
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 7209,
SUBDIVISION 2, NEW YORK STATE
EDUCATION LAW, ARE PROHIBITED
BY LAW. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP
AND COPIES THEREOF ONLY IF SAID
MAP OR COPIES BEAR THE IMPRESSION
SEAL OF THE LICENSED LAND SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET
ITHACA, NEW YORK 14850
TEL. (607)272-6477

TITLE:
**PRELIMINARY SUBDIVISION PLAT
NO. 323 ASBURY ROAD**
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
7/8/2025

SCALE:
1"=50'

S25591

REVISED