



# PLANNING BOARD MEETING

Lansing Town Hall Board Room  
Monday, March 23, 2026  
6:30 PM

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## AGENDA

SUBJECT TO CHANGE

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

### VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

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#### 1. Call Meeting to Order

#### 2. Roll Call

#### 3. Action Items

**a. Project:** Site Plan Review – 8-18 Verizon Lane

**Applicant:** Bill Duthie, owner

**Location:** 8-18 Verizon Lane TPN 30.-1-16.32

**Project Description:** Site Plan Review of proposed expansion of existing United Storage Complex. The project plans to construct a 40’ x 70’ (2,800 SF) cold storage building on a vacant ¼-ac lot just southwest of 18 Verizon Lane and east of 10 Verizon Lane). This project is located in the IR zoning district.

**SEQR:** Unlisted/Uncoordinated Action

**Anticipated Action:** Public Hearing

**b. Project:** Minor Subdivision - 8-18 Verizon Lane

**Applicant:** Bill Duthie, owner

**Location:** 8-18 Verizon Lane TPN 30.-1-16.32, 6 Verizon Lane TPN 30.-1-16.31

**Project Description:** Minor Subdivision of the existing 13.21-acre lot “parent parcel” to create Parcel 30.-1-16.32 (9.15 ac) and Parcel 30.-1-16.31 (4.06 ac). Proposed parcels are currently separated by a lease line, and have not been formally subdivided at this time. This project is located in the IR zoning district.

**SEQR:** Unlisted/Uncoordinated Action

**Anticipated Action:** Set Public Hearing

**c. Project:** Minor Subdivision - 40 Newman Rd

**Applicant:** Frank Towner, Owner

**Location:** 40 Newman Rd TPN 7.-1-23.2

**Project Description:** Minor Subdivision of the existing 82.03-acre lot “parent parcel” to create Parcel 1 (2.71 ac) and Parcel 2 (2.49 ac). Four lot line adjustments will occur, affecting a further 2.379 acres of the site. This project is located in the AG Zoning District.

**SEQR:** Unlisted/Uncoordinated Action – SEAF Part 2 required

**Anticipated Action:** Sketch Review, Set Public Hearing, SEQR

d. **Project:** Site Plan Extension - 3-15 Ridge Rd

**Applicant:** Duane Phillips, General Manager

**Location:** 3-15 Ridge Rd TPN 31.-6-14

**Project Description:** Site Plan Extension Request

e. **Town Board Liaison Report**

#### **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.

# Engineer's Report – October 2025

## Duthie Storage Expansion

### Verizon Lane, Lansing, NY

#### Executive Summary

##### Land Use & Drainage

The owner of this project, John Duthie of United Storage, is proposing an expansion as part of its existing storage complex located on Tax Parcel Lot 30.-1-16.32. The project plans to construct a 40' x 70' (2,800-SF) building on a vacant ¼-ac lot just southwest of 18 Verizon Lane (Car Ease) and east of 10 Verizon Lane (St. John Design Group). The new building will be a single cold storage building. There will be one overhead door and a man door. The construction will be of similar style, type, and color as the existing building located just to the northeast. The proposed site is comprised of a mixture of wooded brush and open space.

Because the area of disturbance will be less than 1-AC (8,500-SF SF +/-, 0.19-AC), the project does not meet the State or local definition that requires a Full or Basic Stormwater Pollution Prevention Plan (SWPPP). However, temporary construction controls for erosion & sediment management, such as silt fencing, would be used as is required.

Drainage for much of the site, including the future gravel parking area and building rooftop will flow to the west into an existing swale that runs southward into the rest of the complex drainageway. The site is protected from upland off-site runoff from the east by an existing drainage swale that intercepts flow and directs it to the south into the same receiving system. A hydraulic model was run showing the potential runoff impacts from this project which show marginal volume and rate increases for 1, 10, and 100 yr storms.

#### Stormwater Management Summary

**Subcatchment Evaluation:** There is one pre-developed (existing) watershed subcatchment (ESC) for this site totaling 8,515-SF (0.196-AC). Generally, existing topography moves in a northeast to southwest direction over relatively flat slopes of 1.0% or less. Flow sheet flows into an existing drainage swale just to the west where it joins with flow from the rest of the storage complex to the southwest and eventually into the Town's common drainage system along Perruville Road and eventually into State Highway 34.

The proposed development will disturb approximately 0.19-AC of land. Drainage areas affected by construction are in a single subcatchment, PSC which matches the shape and size of ESC. Gravel driveway and parking runoff as well as the building rooftop will be directed into the western swale.

**Site Control Methods:** Temporary erosion and sediment controls will be used during construction. There are no planned permanent controls.

**Site Soils:** There is one site soil type in the hydrologic soil group C located throughout the drainage area. Ovid (OaA) is a silt loam with moderately low to moderately high drainage characteristics 0.06 – 0.20 in/hr.

Soils data was obtained from the USDA Soil Conservation Service web soil survey.

**Site Topography:** The site as a whole has an average slope of <1.0% primarily moving downhill from northeast to southwest.

**Site Watershed:** Of the 0.196-acre watershed, the area of disturbance will be approximately 0.19-acres. A single off site grassed channel runs along the site's eastern border and directs runoff into the Perruville Road receiving system.

**Rainfall:** Rainfall data used in the modeling and analysis was taken from Technical Paper No. 40, Rainfall Frequency Atlas of the U.S. Weather Bureau, published by the U.S. Department of Agriculture. Rainfall data specific to Tompkins County under consideration, for various 24-hour storm events tabled below:

**RAINFALL DATA**

STORM	24-HOUR RAINFALL
1-year	1.99 inches
10-year	3.39 inches
100-year	5.82 inches

These values were used in modeling for the evaluation of existing and proposed stormwater run-off conditions.

**Modeling Results Tabled:**

*EXISTING  
EXISTING FLOW CONDITIONS AT DESIGN POINT (DP)*

<i>STORM EVENT</i>	<i>PEAK FLOW (CFS)</i>	<i>TOTAL VOLUME (AF)</i>
<i>1-year</i>	<i>0.080</i>	<i>0.004</i>
<i>10-year</i>	<i>0.035</i>	<i>0.015</i>
<i>100-year</i>	<i>0.960</i>	<i>0.043</i>

*PROPOSED  
WITH GRASSED CHANNEL AND INFILTRATION BASIN IN-LINE  
PROPOSED FLOW CONDITIONS AT DESIGN POINT (DP1)*

<i>STORM EVENT</i>	<i>PEAK FLOW (CFS)</i>	<i>TOTAL VOLUME (AF)</i>
<i>1-year</i>	<i>0.034</i>	<i>0.015</i>
<i>10-year</i>	<i>0.740</i>	<i>0.034</i>
<i>100-year</i>	<i>1.430</i>	<i>0.070</i>

The run-off rates show marginal increases for the 10yr and 100yr storms as modeled.

**Operation**

This will be a 24 hour, 7 day a week operation.

**Transportation**

1. There will be no highway dedication associated with this project.
2. The gravel driveway and parking area will be conjoined with the asphalt entrance leading to the original storage complex.
3. The project will include provisions for seven (7) parking stalls which include one (1) for handicap accessible access, and six (6) standard stalls.
4. An existing entrance off of Perruville Road bring traffic in along a paved driveway (Verizon Lane) into the original storage complex. The new storage building will be accessed by the same driveway. Fire truck turn around should be able to be satisfied by pulling up alongside the proposed building entrance, then continuing into the rest of the storage complex to the east and using the turnaround designed for such purposes within.
5. Additional vehicle traffic into the combined complex (existing and new) will be about 10 cars/day.

**Public Services**

1. Fire protection will be handled by the Town of Lansing.

**Lighting**

Lighting will be of the same type and positioning as that of the other storage buildings owned by United Storage.

**Utility Services**

The site will be served by standard electrical utilities that will require only minor extension from existing service lines feeding the storage complex to the east. No additional utilities are anticipated. Electricity will feed low level lighting, mini splits for heating and cooling, and standard power outlets.

**Flood Hazard**

This building will be well above the 100 year flood plain.

**Agriculture**

This property is not part of an Ag District. There should be no conflict of noise or odors.

**Sewerage**

This project will not require a sewer system. No waste facilities are planned.

**Water System**

This project will not require a water connection. No potable water facilities are planned.

Timothy C. Buhl, PE

### GENERAL NOTES

NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NOVEMBER 2016

1. PHYSICALLY MARK LIMITS OF LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED.

2. DIVERT OFF-SITE RUNOFF FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS.

3. CLEAR ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY. LARGE PROJECTS SHOULD BE CLEARED AND GRADED AS CONSTRUCTION PROGRESSES. AREAS EXCEEDING TWO ACRES IN SIZE SHOULD NOT BE DISTURBED WITHOUT A SEQUENCING PLAN THAT REQUIRES PRACTICES TO BE INSTALLED AND THE SOIL STABILIZED, AS DISTURBANCE BEYOND THE TWO ACRES CONTINUES. MASS CLEARINGS AND GRADING OF ENTIRE SITE SHOULD BE AVOIDED.

4. RESTABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED. ON SITES GREATER THAN TWO ACRES IN SIZE, WAITING UNTIL ALL DISTURBED AREAS ARE READY FOR SEEDING IS UNACCEPTABLE. FOURTEEN DAYS SHALL BE THE MAXIMUM EXPOSURE PERIOD. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. EXCEPT AS NOTED BELOW, ALL SITES SHALL BE SEED AND STABILIZED WITH EROSION CONTROL MATERIALS, SUCH AS STRAW MULCH, JUTE MESH, OR EXCLOSOR, INCLUDING AREAS WHERE CONSTRUCTION HAS BEEN SUSPENDED OR SECTIONS COMPLETED:

A. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FT. OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM CONSISTING, FOR EXAMPLE, SILT FENCING, SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL. EXPOSED DISTURBED AREAS ADJACENT TO A CONVEYANCE THAT PROVIDES RAPID OFF-SITE DISCHARGE OF SEDIMENT, SUCH AS A CUT SLOPE AT AN ENTRANCE, SHALL BE COVERED WITH PLASTIC OR, GEOTEXTILE FABRIC TO PREVENT SOIL LOSS UNTIL IT CAN BE STABILIZED. STABILIZED CONSTRUCTION ENTRANCES WILL BE MAINTAINED TO CONTROL VEHICLE TRACKING MATERIAL OFF-SITE.

B. ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS (EG. ROLLED EROSION PRODUCTS), OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS SOD.

C. PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE WATERING. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.

D. ALL SLOPES STEEPER THAN 3:1 (H:V), OR 33.3%, AS WELL AS PERIMETER DIKES, SEDIMENT BASINS AND TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION.

E. TEMPORARY SEDIMENT TRAPPING DEVICES SHALL NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS. SIMILARLY, STABILIZATION SHALL BE ESTABLISHED PRIOR TO CONVERTING SEDIMENT TRAPS/BASINS INTO PERMANENT (POST-CONSTRUCTION) STORMWATER MANAGEMENT PRACTICES.

5. IF TEMPORARY WORK ROADS OR HALL ROADS CROSS STREAM CHANNELS, ADEQUATE WATERWAY OPENINGS SHALL BE CONSTRUCTED USING SPANS, CULVERTS, WASHED ROCK BACKFILL, OR OTHER ACCEPTABLE, CLEAN METHODS THAT WILL ENSURE THAT ROAD CONSTRUCTION AND THEIR USE DO NOT RESULT IN TURBIDITY AND SEDIMENT DOWNSTREAM. ALL CROSSING ACTIVITIES AND APPURTENANCES ON STREAMS REGULATED BY ARTICLE 15 OF THE ENVIRONMENTAL CONSERVATION LAW SHALL BE IN COMPLIANCE WITH A PERMIT ISSUED PURSUANT TO ARTICLE 15 OF THE ECL.

6. MAKE SURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS UNDERSTAND THE ESC PLAN AND SIGN THE CERTIFICATION STATEMENT REQUIRED BY NYSDEC GP.

7. DESIGNATE RESPONSIBILITY FOR THE ESC PLAN TO ONE INDIVIDUAL. THIS PERSON SHALL BE NAMED IN THE NOTICE OF INTENT.

8. AN ESC PLAN INSPECTION PROGRAM MEETING THE REQUIREMENTS OF THE NYSDEC GP, IS NECESSARY TO DETERMINE WHEN ESC MEASURES NEED MAINTENANCE OR REPAIR. PAY PARTICULAR ATTENTION TO INSPECTIONS REQUIRED AFTER RAINFALL. THE INSPECTION PROGRAM SHALL ALSO STATE THE COMPLETION OF IDENTIFIED REPAIR AND MAINTENANCE ITEMS.

9. IF CONSTRUCTION ACTIVITIES CONTINUE DURING WINTER, ACCESS POINTS SHOULD BE ENLARGED AND STABILIZED TO PROVIDE FOR SNOW STOCKPILING. IN ADDITION SNOW MANAGEMENT PLAN SHOULD BE PREPARED WITH ADEQUATE STORAGE AND CONTROL OF MELTWATER. A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED FROM PERIMETER CONTROLS SUCH AS SILT FENCING. KEEP DRAINAGE STRUCTURES OPEN AND FREE OF SNOW AND ICE DAMS. INSPECTION AND MAINTENANCE ARE NECESSARY TO ENSURE THE FUNCTION OF THESE PRACTICES DURING RUNOFF EVENTS.

### LAND GRADING SPECIFICATIONS

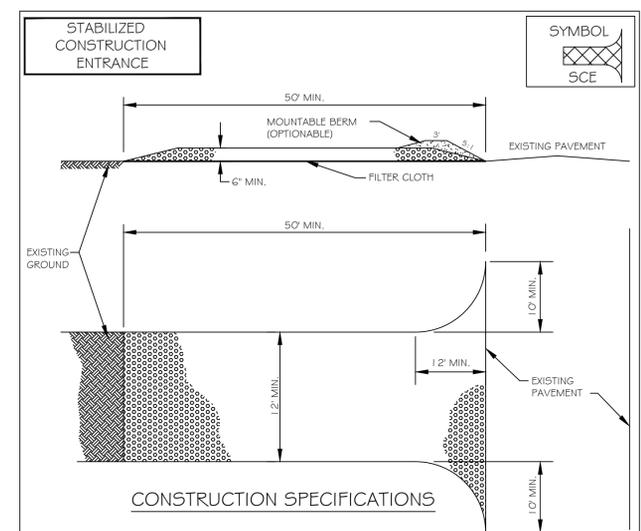
1. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

2. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

3. FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

4. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

5. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.



1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MIN. LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MIN. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. 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 TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. TEMPORARY CONSTRUCTION ENTRANCES, EXITS AND TEMPORARY ACCESS SHALL BE SUBJECT TO THE APPROVAL OF THE APPROPRIATE AUTHORITIES.

### TOP SOILING SPECIFICATIONS

1. PRESERVE EXISTING TOPSOIL IN PLACE WHERE POSSIBLE, THEREBY REDUCING THE NEED FOR ADDED TOPSOIL.

2. AS NEEDED, INSTALL EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, CHANNELS, SEDIMENT TRAPS, AND STABILIZING MEASURES, OR MAINTAIN IF ALREADY INSTALLED.

3. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.

4. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%. AREAS THAT HAVE BEEN OVERLY COMPACTED SHALL BE DECOMPACTED TO A MINIMUM DEPTH OF 12-INCHES WITH A DEEP RIPPER OR CHISEL FLOW PRIOR TO TOPSOILING.

5. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3-INCHES IN DIAMETER, AND OTHER LITTER.

6. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. MUCK SOIL SHALL NOT BE CONSIDERED TOPSOIL.

7. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

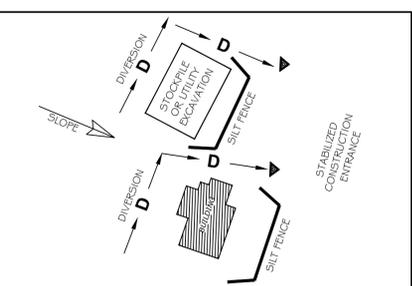
8. TOPSOIL TREATED WITH SOIL STERILANTS OR HERBICIDES SHALL BE SO IDENTIFIED TO THE PURCHASER.

9. TOPSOIL SHALL BE RELATIVELY FREE OF STONES OVER 1 1/2-INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS SUCH AS NUT SEDGE AND QUACKGRASS, AND WILL HAVE LESS THAN 10% GRAVEL.

10. TOPSOIL CONTAINING SOLUBLE SALTS GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.

11. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTIALLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.

12. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEED, MULCHED, AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.



### SEDIMENT & EROSION CONTROL MEASURES TYPICAL N.T.S.

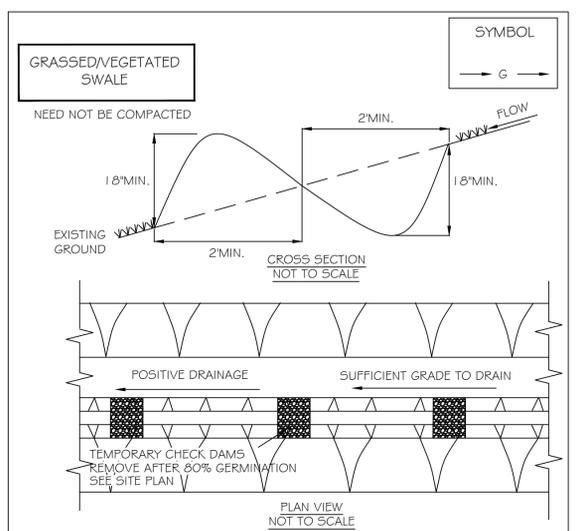
### MATERIAL STOCKPILING

1. FOR RESIDENTIAL CONSTRUCTION, ONE SPECIFIC AREA ON EACH LOT SHALL BE DESIGNATED FOR TEMPORARY STOCKPILING OF TOPSOIL AND ALL OTHER CONSTRUCTION MATERIALS CONTAINING FINES THAT CAN BE MOVED BY RUNOFF. THIS AREA SHALL BE AS SMALL AS PRACTICABLE.

2. STOCK PILES WILL HAVE DOWN HILL SIDE PERIMETER SILT FENCING PROTECTION. REFERENCE SILT FENCE DETAILS THESE PLANS.

3. STOCK PILES WILL BE SEED AND MULCHED IF ANTICIPATED TO BE LEFT IN PLACE 14-DAYS OR MORE. REFERENCE DETAIL SHEET NOTES AND SPECIFICATIONS THIS PLAN SET AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ACCOMPANYING THIS PLAN SET.

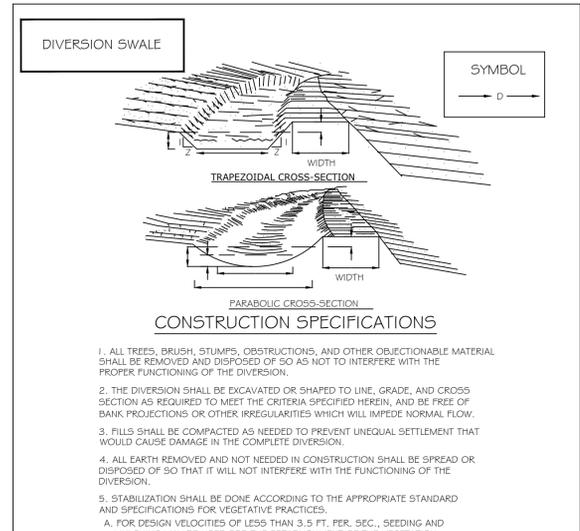
4. SILT FENCE AND OTHER TEMPORARY CONTROL MEASURES SHALL BE IN PLACE BEFORE STOCKPILING OF MATERIALS.



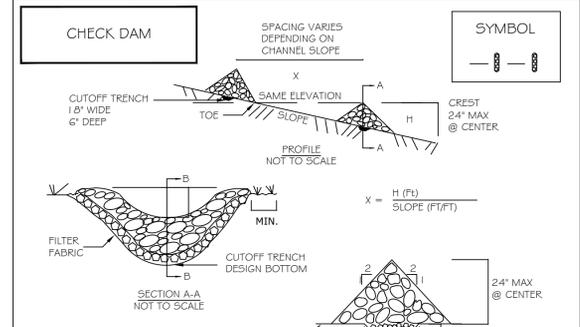
### CONSTRUCTION SPECIFICATIONS

### GRASSED/VEGETATED SWALE

1. DRAINAGE AREA SHALL BE LESS THAN 5 ACRES.
2. HEIGHT SHALL BE NO LESS THAN 18-INCHES FROM BOTTOM OF SWALE TO TOP OF DIKE EVENLY DIVIDED BETWEEN DIKE HEIGHT AND SWALE DEPTH.
3. BOTTOM WIDTH OF DIKE SHALL BE NO LESS THAN 2-FEET.
4. WIDTH OF SWALE SHALL BE NO LESS THAN 2-FEET.
5. SWALE SHALL HAVE POSITIVE DRAINAGE TO AN ADEQUATELY STABILIZED OUTLET TO AN UNDISTURBED AREA. MAXIMUM ALLOWABLE GRADE NOT TO EXCEED 8%.
6. THE DISTURBED AREA OF THE DIKE AND SWALE SHALL BE STABILIZED WITHIN 7 DAYS OF INSTALLATION, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR TEMPORARY SWALES.
7. DIVERTED RUNOFF FROM A DISTURBED OR EXPOSED UPLAND AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A TRAP, BASIN, OR TO AN AREA PROTECTED BY ANY OF THESE PRACTICES.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPIDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE DIVERSION.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
  - A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER. SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY DIVERSIONS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE DIVERSION DURING THE ESTABLISHMENT OF THE VEGETATION.
  - B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE DIVERSION SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCLOSOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.



### CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

### CONCRETE WASHOUT

### CONSTRUCTION SPECIFICATIONS

- DESIGN CRITERIA
1. THE WASHOUT FACILITY SHOULD BE SIZED TO CONTAIN SOLIDS, WASHWATER AND RAINFALL AND SIZED TO ALLOW FOR THE EVAPORATION OF THE WASHWATER AND RAINFALL.
  2. WASHWATER SHALL BE ESTIMATED AT 7 GALLONS PER CHUTE AND 50 GALLONS PER HOPPER OF CONCRETE PUMP TRUCK AND/OR DISCHARGING DRUM.
  3. THE MINIMUM SIZE SHALL BE 8' X 8' AT THE BOTTOM AND 2' DEEP. IF EXCAVATED, THE SIDE SLOPES SHALL BE 2 HORIZONTAL 1 VERTICAL.
  4. LOCATE THE FACILITY A MINIMUM OF 100' FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD.
  5. PROVIDE APPROPRIATE ACCESS WITH A GRAVEL ACCESS ROAD SLOPED DOWN TO STRUCTURE.
  6. SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.

THE LINER SHALL BE PLASTIC SHEETING WITH A MIN. THICKNESS OF 10 MILS WITH NO HOLES OR TEARS. ANCHOR THE LINER TO THE TOP OF THE PIT WITH AN EARTHEN BERM, SAND BAGS, STONE, ETC.

- MAINTENANCE
1. INSPECT ALL FACILITIES DAILY. REPAIR ALL DAMAGED OR LEAKING WASHOUT STATIONS IMMEDIATELY.
  2. PUMP OUT ANY ACCUMULATED RAINWATER OVER HARDENED CONCRETE.
  3. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED.
  4. DISPOSE OF HARDENED MATERIAL OFF-SITE IN A C/D LANDFILL. ON-SITE DISPOSAL IS ACCEPTABLE IF IT HAS BEEN APPROVED AND ACCEPTED AS PART OF THE SWPPP.
  5. REPLACE THE PLASTIC LINER WITH EACH CLEANING OF WASHOUT FACILITY.
  6. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

NO.	DATE	SYM.	DESCRIPTION

**EROSION AND SEDIMENT CONTROL PLAN DETAILS**

NEW BUILDING  
8-18 VERTIZON LANE  
LANSTING, NY 14882

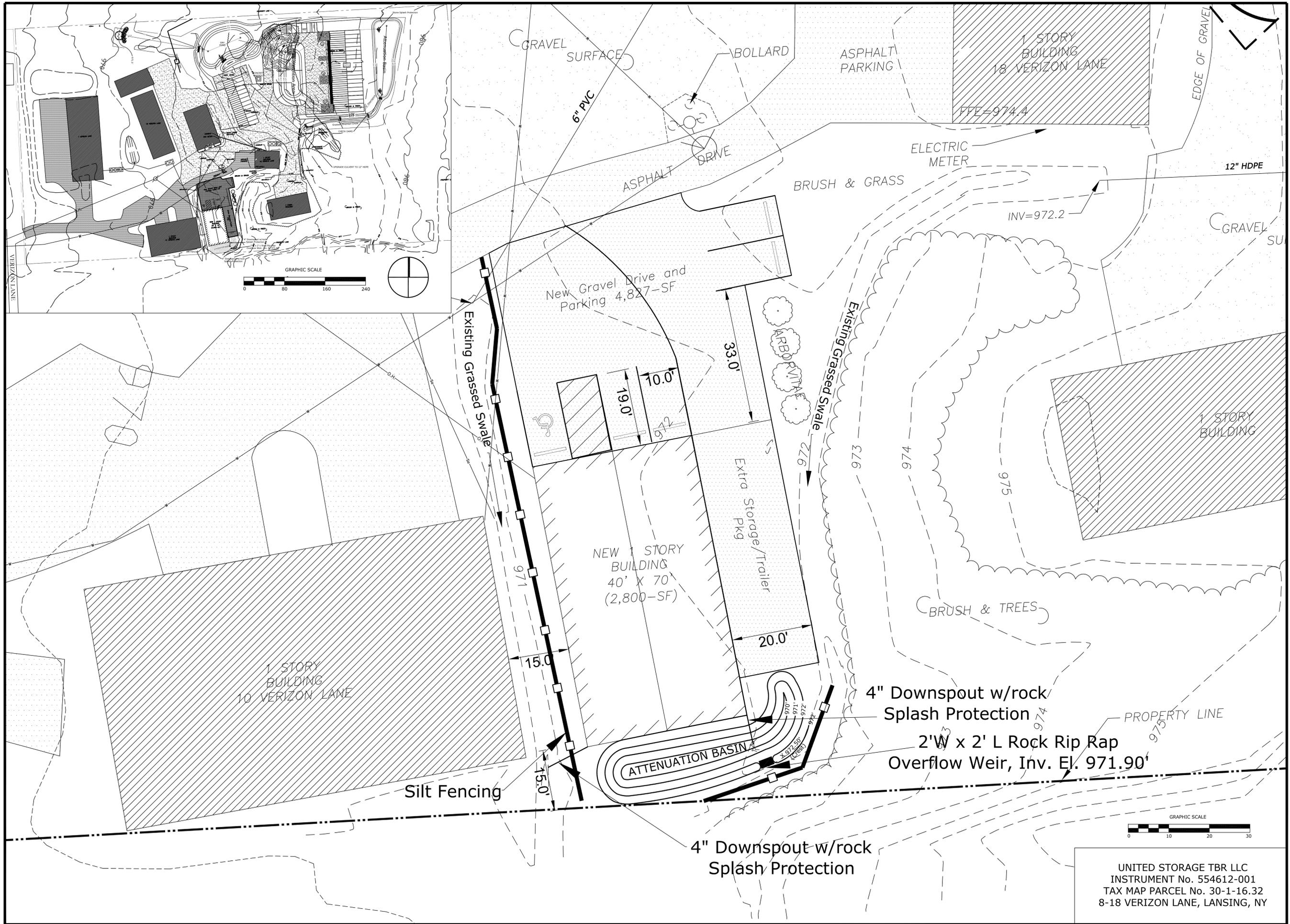
BILL DUTHIE  
484 RIDGE ROAD  
LANSTING (T) TOMPKINS CO. N.Y.



**TIMOTHY C. BUHL, P.E.**

35 FIRE LANE 24, AUBURN, NY 13021

DATE: January 6, 2026  
SCALE: N.T.S.  
DRAWN: SDG  
JOB:  
SHEET:  
**C-1006**



REVISIONS	
No.	Description

**SITE AND GRADING PLAN**

JOHN DUTHIE  
 484 RIDGE ROAD  
 LANSING (T) TOMPKINS CO. N.Y.

NEW BUILDING  
 8-18 VERIZON LANE  
 LANSING, NY 14882



**TIMOTHY C. BUHL, P.E.**

35 FIRE LANE 24, AUBURN, NY 13021

DATE: Jan 6, 2026  
 SCALE: 1" = 10'  
 DRAWN: SDG  
 JOB:  
 SHEET:  
**C-1007**

UNITED STORAGE TBR LLC  
 INSTRUMENT No. 554612-001  
 TAX MAP PARCEL No. 30-1-16.32  
 8-18 VERIZON LANE, LANSING, NY



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

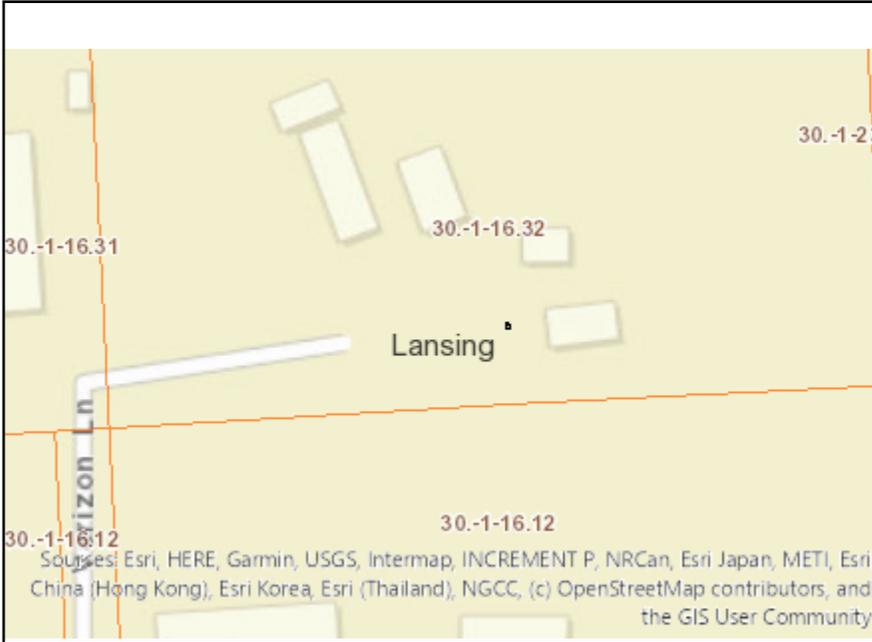
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b><u>Part 1 – Project and Sponsor Information</u></b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u> _____ 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			
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)			
<input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item a.	
5. Is the proposed action,	NO		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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 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 type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input 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 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 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 type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   Agricultural/grasslands   Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input type="checkbox"/> Urban   Suburban</p>		
<p>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?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>16. Is the project site located in the 100-year flood plan?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>    a. Will storm water discharges flow to adjacent properties?</p> <p>    b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p style="background-color: #cccccc;"> </p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p style="background-color: #cccccc;"> </p>
<p>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)?</p> <p>If Yes, explain the purpose and size of the impoundment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p><u>Signature</u> _____ Title: _____</p>		



**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**

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: John Duthie  
Mailing address: 484 Ridge Road Lansing, NY 14882

B. Description of the proposed project: 40 x 70 / cold storage building

C. Project site address: 8-20 Verizon Lane Town: Lansing NY

D. Project site tax map number: 30.-1-16.32

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

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.

D. & C. Mattoon, 1118 East Venice Rd Locke, NY 13092

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**

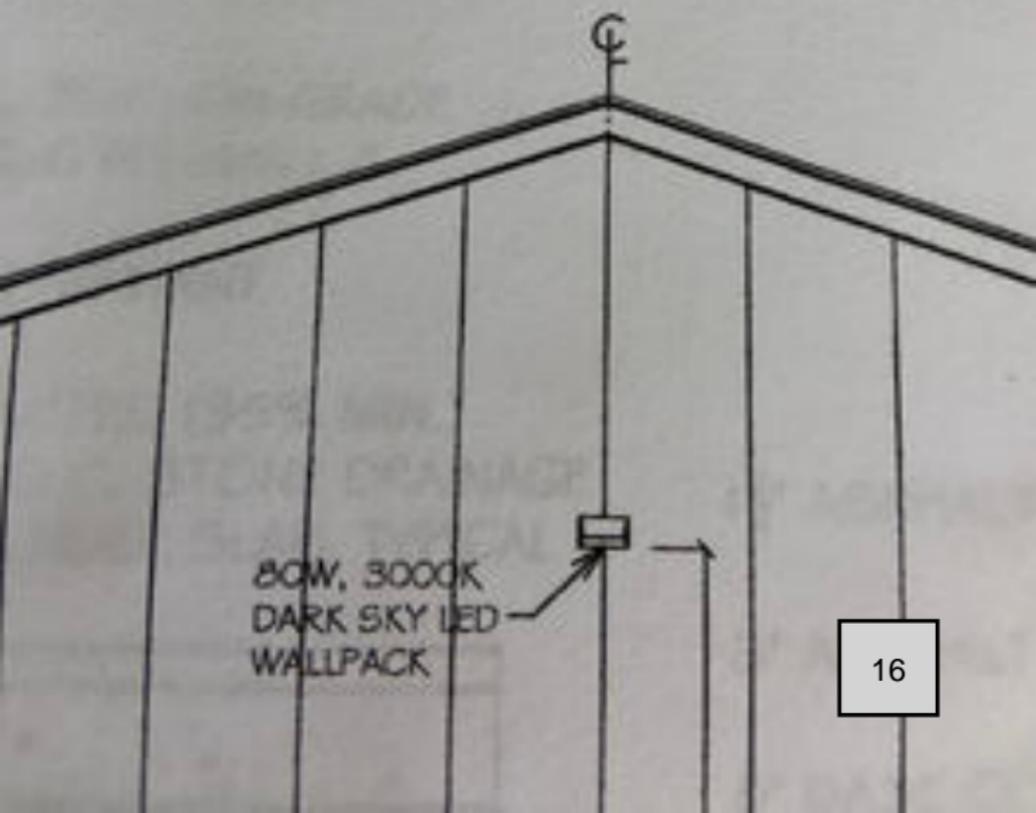
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts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

John Duthie  
Name and Title of Person Completing Form

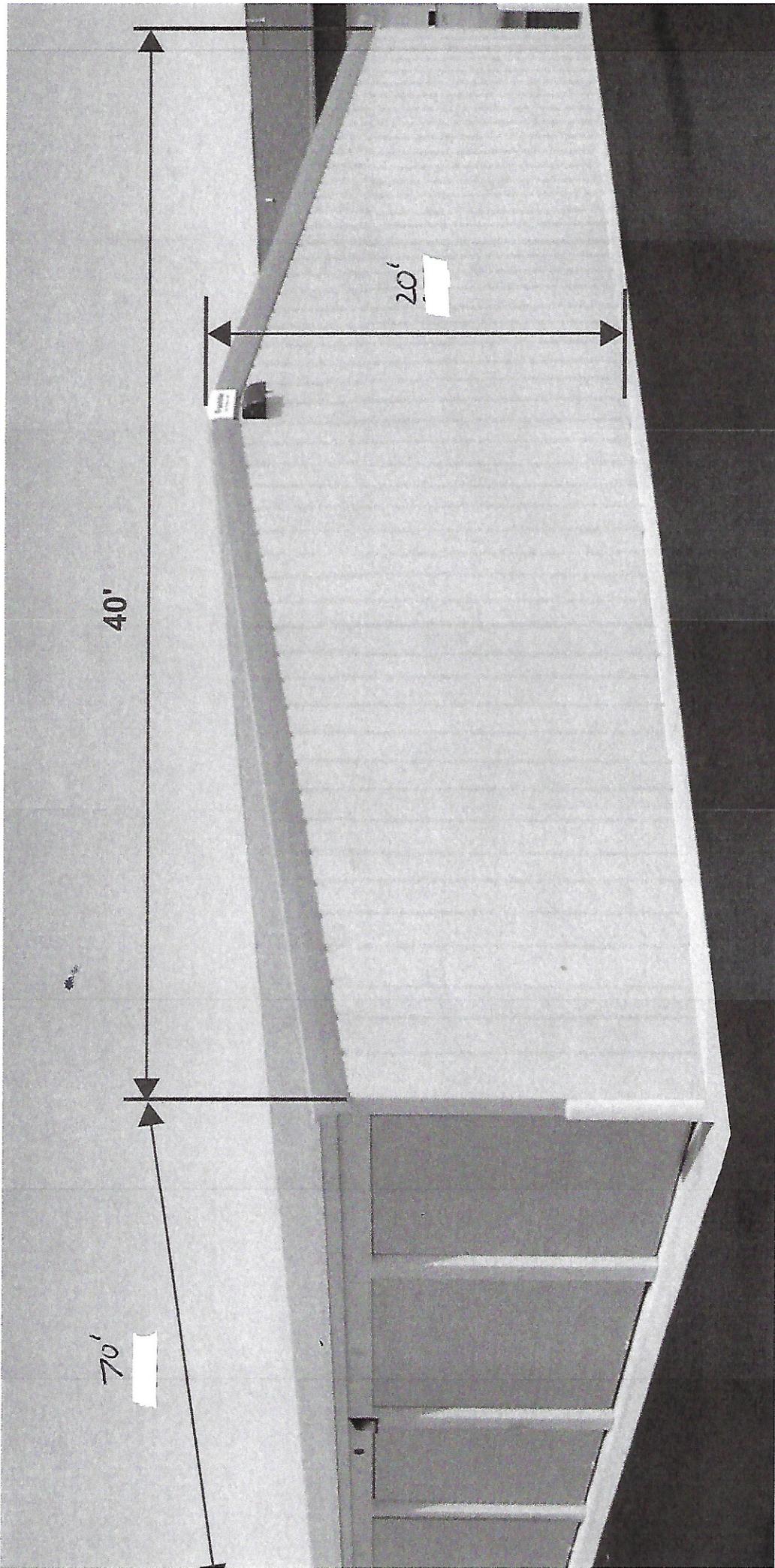
12/1/25  
Date



Section 3, Item a.



80W, 3000K  
DARK SKY LED  
WALLPACK



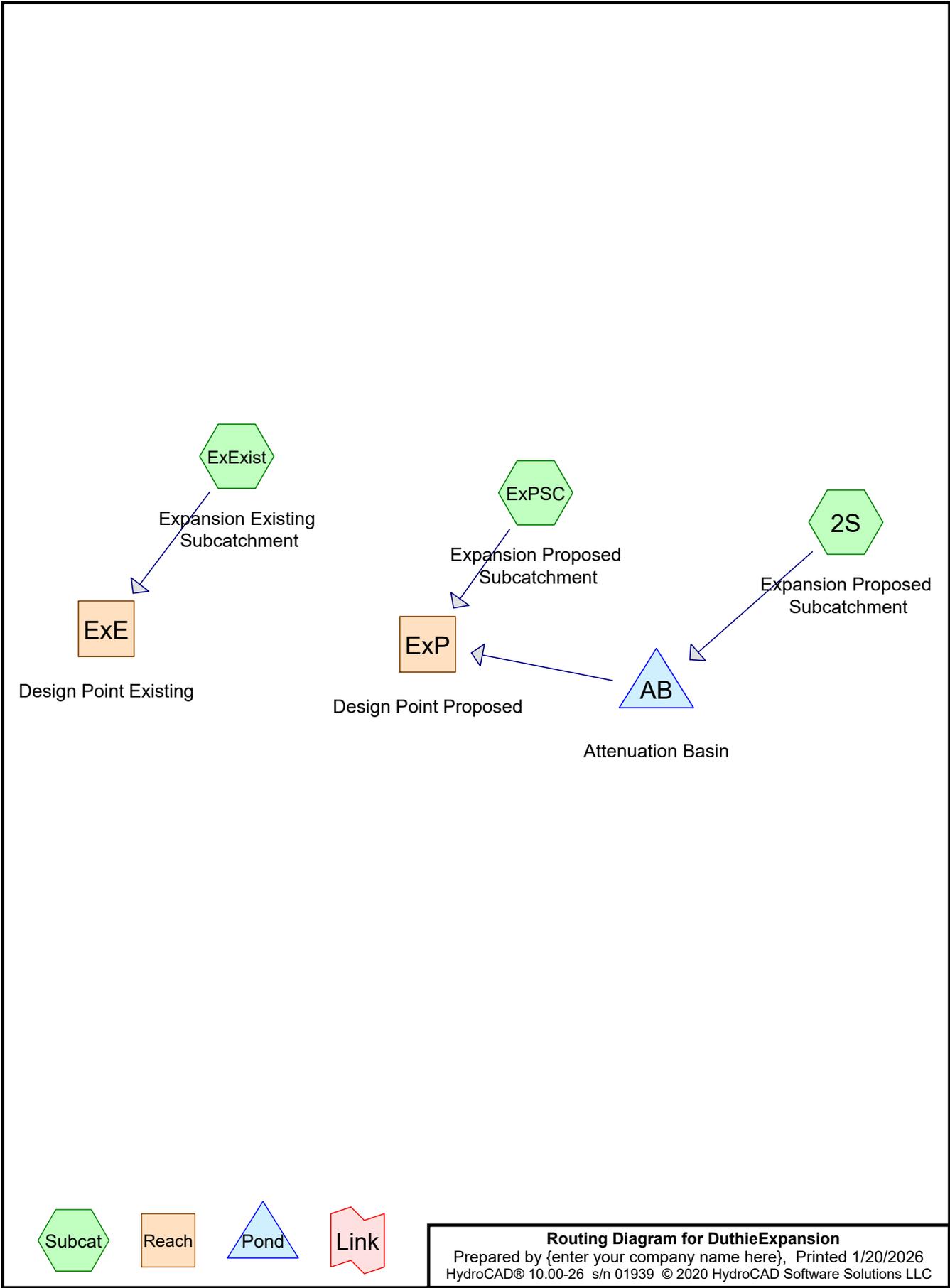
Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft

Setbacks  
 N- 250'  
 S- will be at least the 10' minimum  
 E- 390'  
 W- 320'

Section 3, Item a.



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Page 2

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
0.048	98	Building, HSG C (ExpSC)
0.037	96	Gravel Parking, HSG C (2S)
0.074	96	Gravel parking, HSG C (ExpSC)
0.016	98	Rooftop, Good, HSG C (2S)
0.254	72	Woods/grass comb., Good, HSG C (2S, ExExist, ExpSC)
<b>0.429</b>	<b>82</b>	<b>TOTAL AREA</b>

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**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.048	0.000	0.000	0.048	Building	ExpSC
0.000	0.000	0.037	0.000	0.000	0.037	Gravel Parking	2S
0.000	0.000	0.074	0.000	0.000	0.074	Gravel parking	ExpSC
0.000	0.000	0.016	0.000	0.000	0.016	Rooftop, Good	2S
0.000	0.000	0.254	0.000	0.000	0.254	Woods/grass comb., Good	2S, ExExist, ExpSC
<b>0.000</b>	<b>0.000</b>	<b>0.429</b>	<b>0.000</b>	<b>0.000</b>	<b>0.429</b>	<b>TOTAL AREA</b>	

DuthieExpansion - 1 yr Rain Event  
Type II 24-hr Rainfall=1.99"

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Page 4

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 2S: Expansion Proposed** Runoff Area=3,208 sf 21.82% Impervious Runoff Depth>1.00"  
Tc=6.0 min CN=90 Runoff=0.14 cfs 0.006 af

**Subcatchment ExExist: Expansion Existing** Runoff Area=9,351 sf 0.00% Impervious Runoff Depth>0.25"  
Tc=6.0 min CN=72 Runoff=0.09 cfs 0.004 af

**Subcatchment ExPSC: Expansion Proposed** Runoff Area=6,143 sf 34.19% Impervious Runoff Depth>1.22"  
Tc=6.0 min CN=93 Runoff=0.31 cfs 0.014 af

**Reach ExE: Design Point Existing** Inflow=0.09 cfs 0.004 af  
Outflow=0.09 cfs 0.004 af

**Reach ExP: Design Point Proposed** Inflow=0.31 cfs 0.014 af  
Outflow=0.31 cfs 0.014 af

**Pond AB: Attenuation Basin** Peak Elev=0.99' Storage=243 cf Inflow=0.14 cfs 0.006 af  
Discarded=0.00 cfs 0.001 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.001 af

**Total Runoff Area = 0.429 ac Runoff Volume = 0.025 af Average Runoff Depth = 0.70"**  
**85.03% Pervious = 0.365 ac 14.97% Impervious = 0.064 ac**

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Page 5

**Summary for Subcatchment 2S: Expansion Proposed Subcatchment**

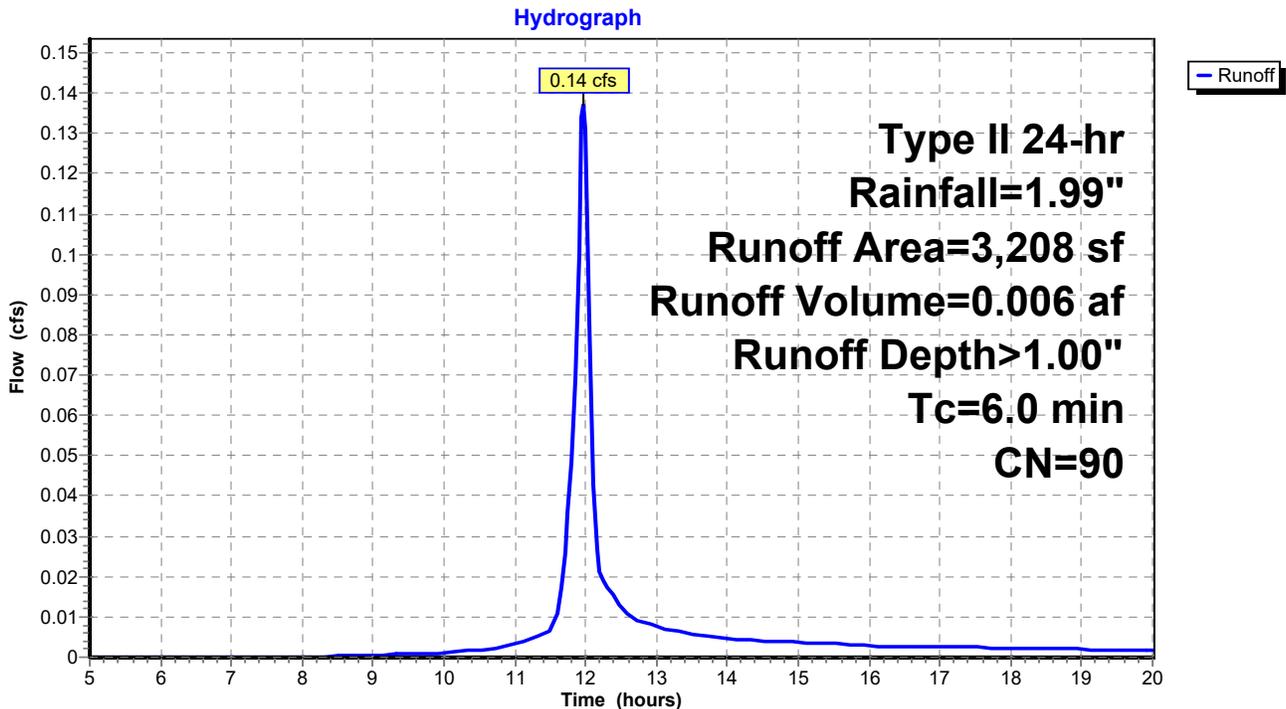
Runoff = 0.14 cfs @ 11.97 hrs, Volume= 0.006 af, Depth> 1.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Rainfall=1.99"

	Area (sf)	CN	Description
*	1,610	96	Gravel Parking, HSG C
	898	72	Woods/grass comb., Good, HSG C
*	700	98	Rooftop, Good, HSG C
	3,208	90	Weighted Average
	2,508		78.18% Pervious Area
	700		21.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Minimum

**Subcatchment 2S: Expansion Proposed Subcatchment**



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Page 6

**Summary for Subcatchment ExExist: Expansion Existing Subcatchment**

Runoff = 0.09 cfs @ 12.00 hrs, Volume= 0.004 af, Depth> 0.25"

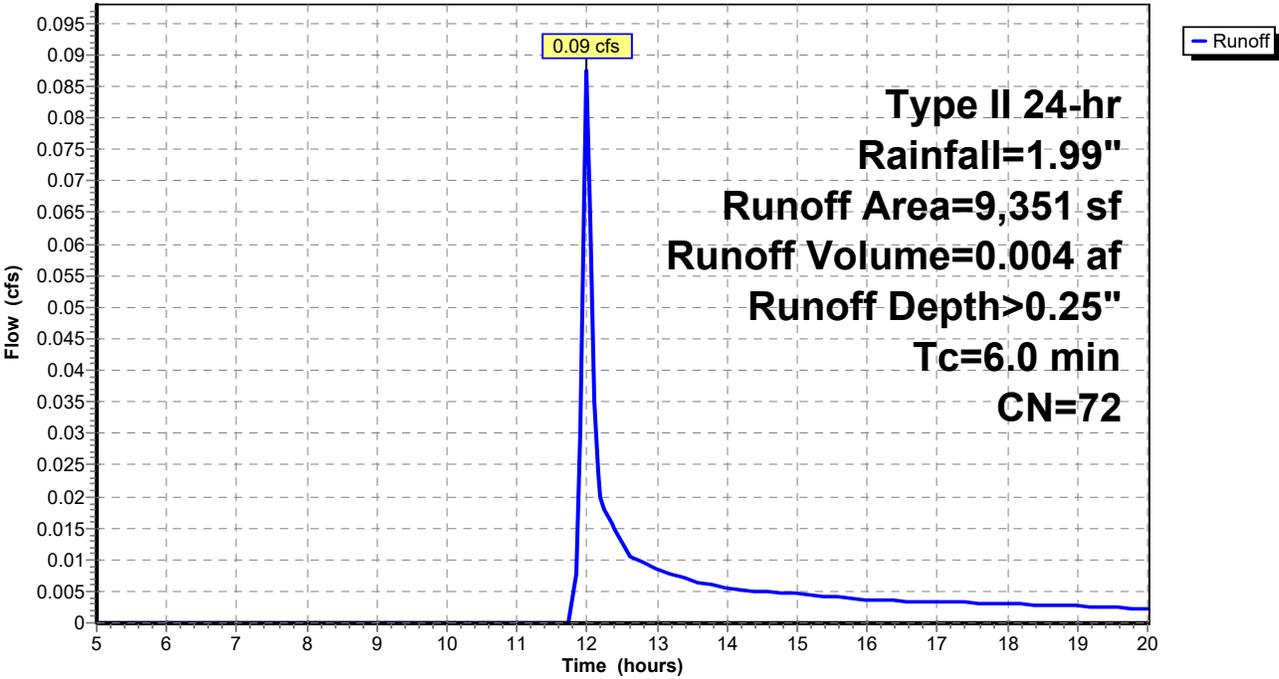
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Rainfall=1.99"

Area (sf)	CN	Description
9,351	72	Woods/grass comb., Good, HSG C
9,351		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Minimum

**Subcatchment ExExist: Expansion Existing Subcatchment**

Hydrograph



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**Summary for Subcatchment ExpSC: Expansion Proposed Subcatchment**

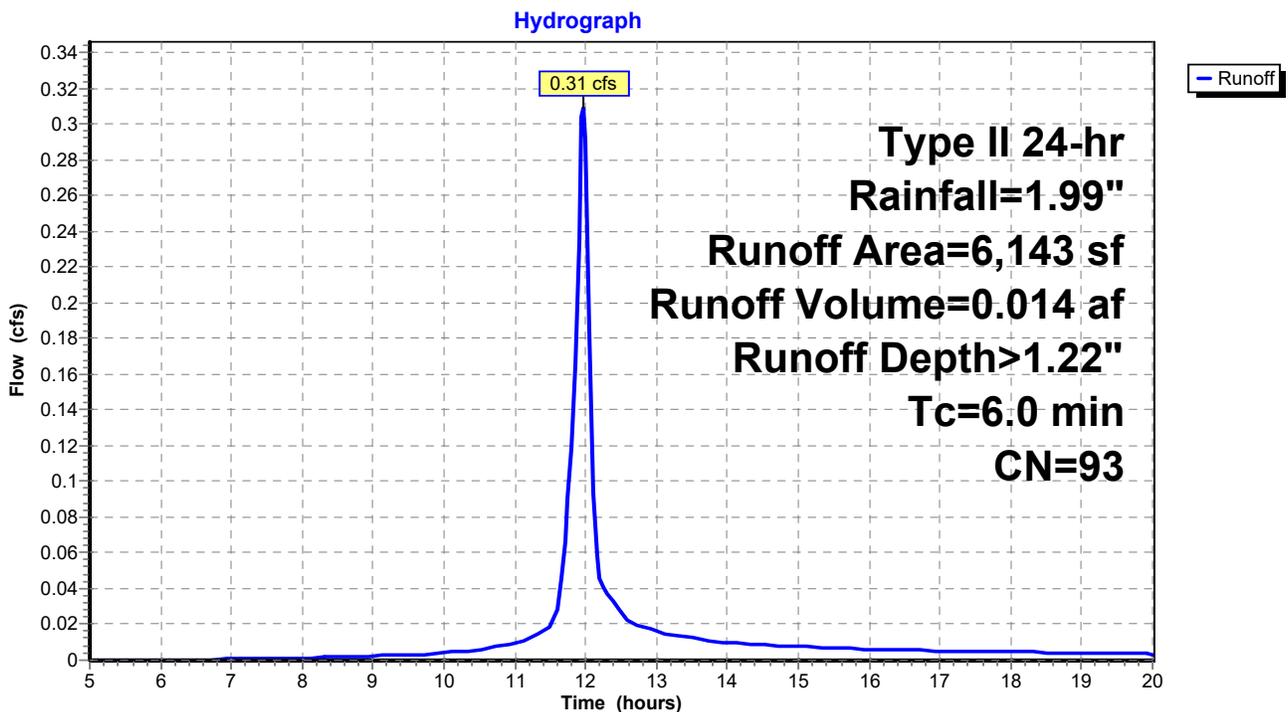
Runoff = 0.31 cfs @ 11.97 hrs, Volume= 0.014 af, Depth> 1.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Rainfall=1.99"

	Area (sf)	CN	Description
*	3,217	96	Gravel parking, HSG C
*	2,100	98	Building, HSG C
	826	72	Woods/grass comb., Good, HSG C
	6,143	93	Weighted Average
	4,043		65.81% Pervious Area
	2,100		34.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Minimum

**Subcatchment ExpSC: Expansion Proposed Subcatchment**



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**Summary for Reach ExE: Design Point Existing**

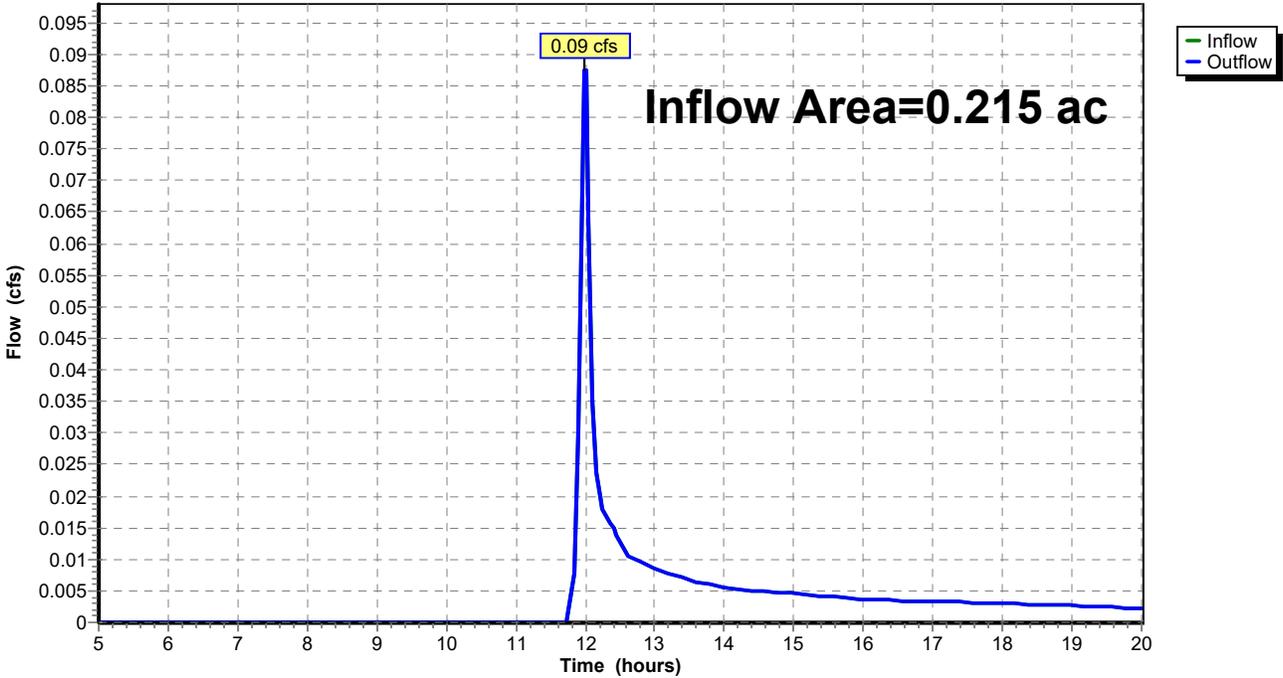
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.215 ac, 0.00% Impervious, Inflow Depth > 0.25"  
Inflow = 0.09 cfs @ 12.00 hrs, Volume= 0.004 af  
Outflow = 0.09 cfs @ 12.00 hrs, Volume= 0.004 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**Reach ExE: Design Point Existing**

Hydrograph



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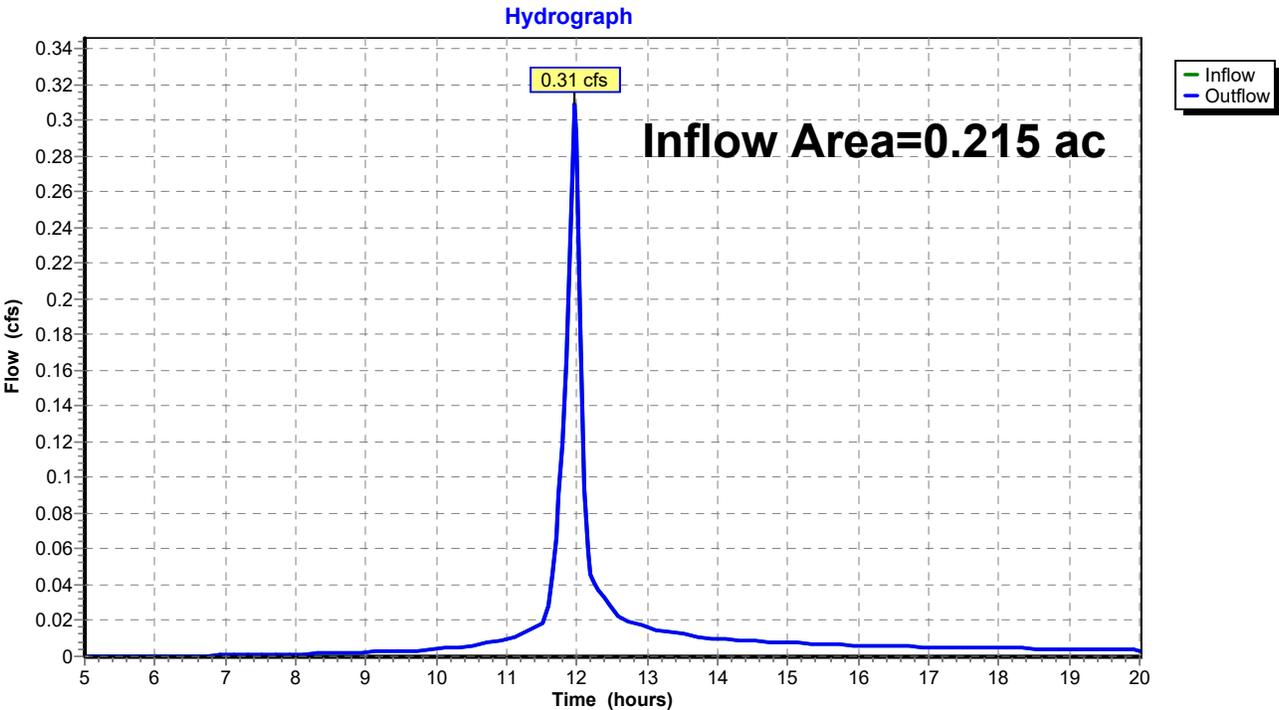
**Summary for Reach ExP: Design Point Proposed**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.215 ac, 29.94% Impervious, Inflow Depth > 0.80"  
Inflow = 0.31 cfs @ 11.97 hrs, Volume= 0.014 af  
Outflow = 0.31 cfs @ 11.97 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**Reach ExP: Design Point Proposed**



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**Summary for Pond AB: Attenuation Basin**

Inflow Area = 0.074 ac, 21.82% Impervious, Inflow Depth > 1.00"  
 Inflow = 0.14 cfs @ 11.97 hrs, Volume= 0.006 af  
 Outflow = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Atten= 99%, Lag= 481.8 min  
 Discarded = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af  
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 0.99' @ 20.00 hrs Surf.Area= 349 sf Storage= 243 cf

Plug-Flow detention time= 270.5 min calculated for 0.001 af (9% of inflow)  
 Center-of-Mass det. time= 141.5 min ( 924.3 - 782.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	870 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
0.00	140	0	0
1.00	350	245	245
2.00	600	475	720
2.50	0	150	870

Device	Routing	Invert	Outlet Devices
#1	Primary	1.90'	<b>2.0' long x 2.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Discarded	0.00'	<b>0.100 in/hr Exfiltration over Surface area</b>

**Discarded OutFlow** Max=0.00 cfs @ 20.00 hrs HW=0.99' (Free Discharge)  
 ↳ **2=Exfiltration** (Exfiltration Controls 0.00 cfs)

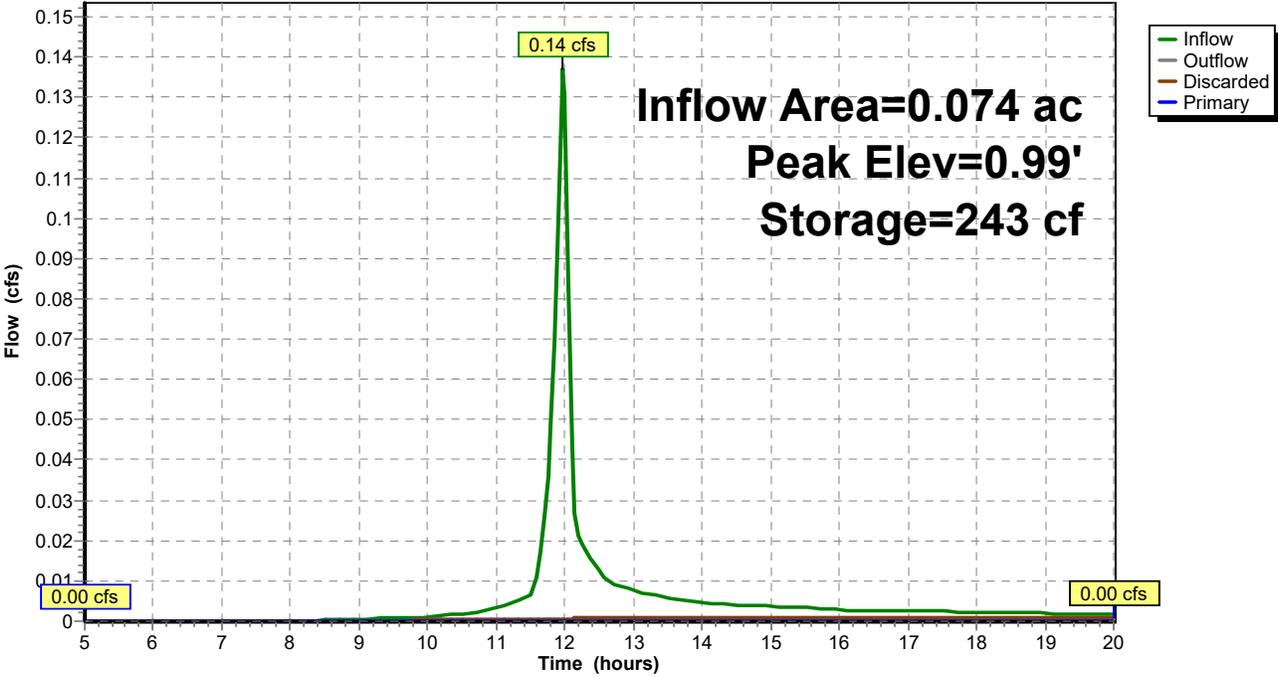
**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=0.00' (Free Discharge)  
 ↳ **1=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

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**Pond AB: Attenuation Basin**

Hydrograph



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Page 1

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
0.048	98	Building, HSG C (ExpSC)
0.037	96	Gravel Parking, HSG C (2S)
0.074	96	Gravel parking, HSG C (ExpSC)
0.016	98	Rooftop, Good, HSG C (2S)
0.254	72	Woods/grass comb., Good, HSG C (2S, ExExist, ExpSC)
<b>0.429</b>	<b>82</b>	<b>TOTAL AREA</b>

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**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.048	0.000	0.000	0.048	Building	ExpSC
0.000	0.000	0.037	0.000	0.000	0.037	Gravel Parking	2S
0.000	0.000	0.074	0.000	0.000	0.074	Gravel parking	ExpSC
0.000	0.000	0.016	0.000	0.000	0.016	Rooftop, Good	2S
0.000	0.000	0.254	0.000	0.000	0.254	Woods/grass comb., Good	2S, ExExist, ExpSC
<b>0.000</b>	<b>0.000</b>	<b>0.429</b>	<b>0.000</b>	<b>0.000</b>	<b>0.429</b>	<b>TOTAL AREA</b>	

DuthieExpansion - 10 yr Rain Event  
Type II 24-hr Rainfall=3.39"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 2S: Expansion Proposed** Runoff Area=3,208 sf 21.82% Impervious Runoff Depth>2.19"  
Tc=6.0 min CN=90 Runoff=0.29 cfs 0.013 af

**Subcatchment ExExist: Expansion Existing** Runoff Area=9,351 sf 0.00% Impervious Runoff Depth>0.94"  
Tc=6.0 min CN=72 Runoff=0.39 cfs 0.017 af

**Subcatchment ExPSC: Expansion Proposed** Runoff Area=6,143 sf 34.19% Impervious Runoff Depth>2.47"  
Tc=6.0 min CN=93 Runoff=0.60 cfs 0.029 af

**Reach ExE: Design Point Existing** Inflow=0.39 cfs 0.017 af  
Outflow=0.39 cfs 0.017 af

**Reach ExP: Design Point Proposed** Inflow=0.60 cfs 0.029 af  
Outflow=0.60 cfs 0.029 af

**Pond AB: Attenuation Basin** Peak Elev=1.69' Storage=545 cf Inflow=0.29 cfs 0.013 af  
Discarded=0.00 cfs 0.001 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.001 af

**Total Runoff Area = 0.429 ac Runoff Volume = 0.059 af Average Runoff Depth = 1.66"**  
**85.03% Pervious = 0.365 ac 14.97% Impervious = 0.064 ac**

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**Summary for Subcatchment 2S: Expansion Proposed Subcatchment**

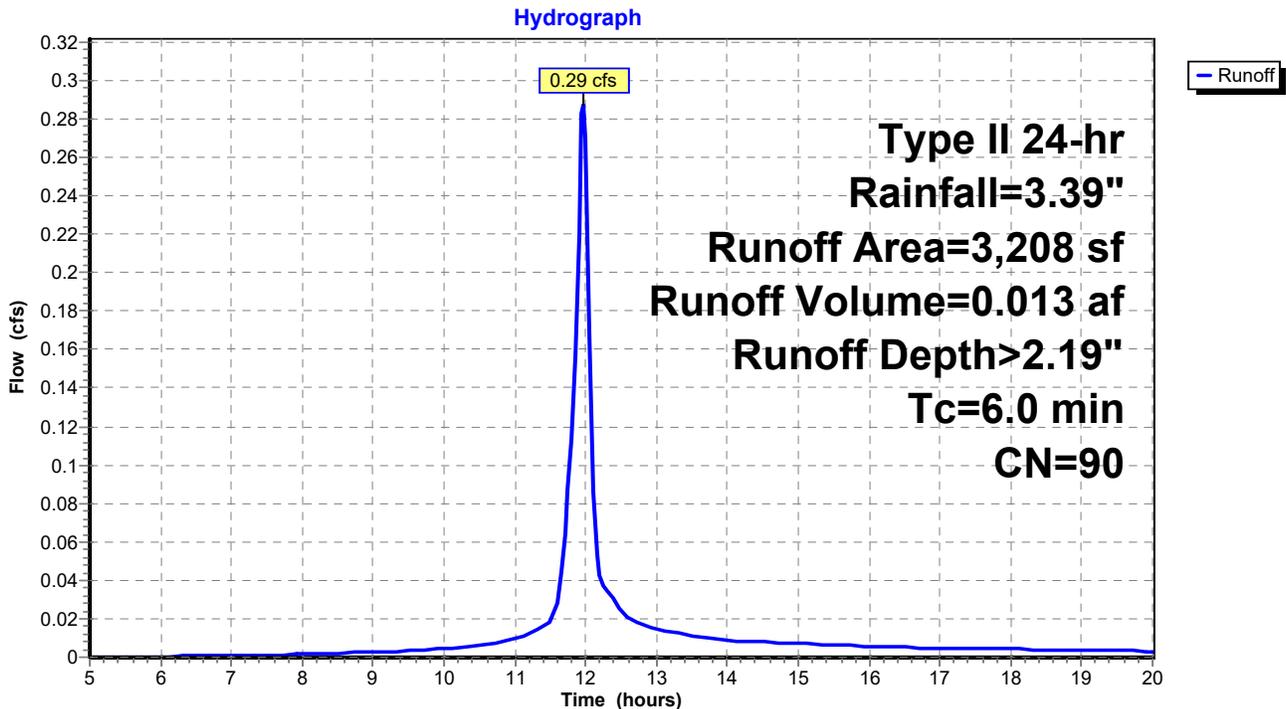
Runoff = 0.29 cfs @ 11.97 hrs, Volume= 0.013 af, Depth> 2.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Rainfall=3.39"

	Area (sf)	CN	Description
*	1,610	96	Gravel Parking, HSG C
	898	72	Woods/grass comb., Good, HSG C
*	700	98	Rooftop, Good, HSG C
	3,208	90	Weighted Average
	2,508		78.18% Pervious Area
	700		21.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Minimum

**Subcatchment 2S: Expansion Proposed Subcatchment**



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Page 5

**Summary for Subcatchment ExExist: Expansion Existing Subcatchment**

Runoff = 0.39 cfs @ 11.98 hrs, Volume= 0.017 af, Depth> 0.94"

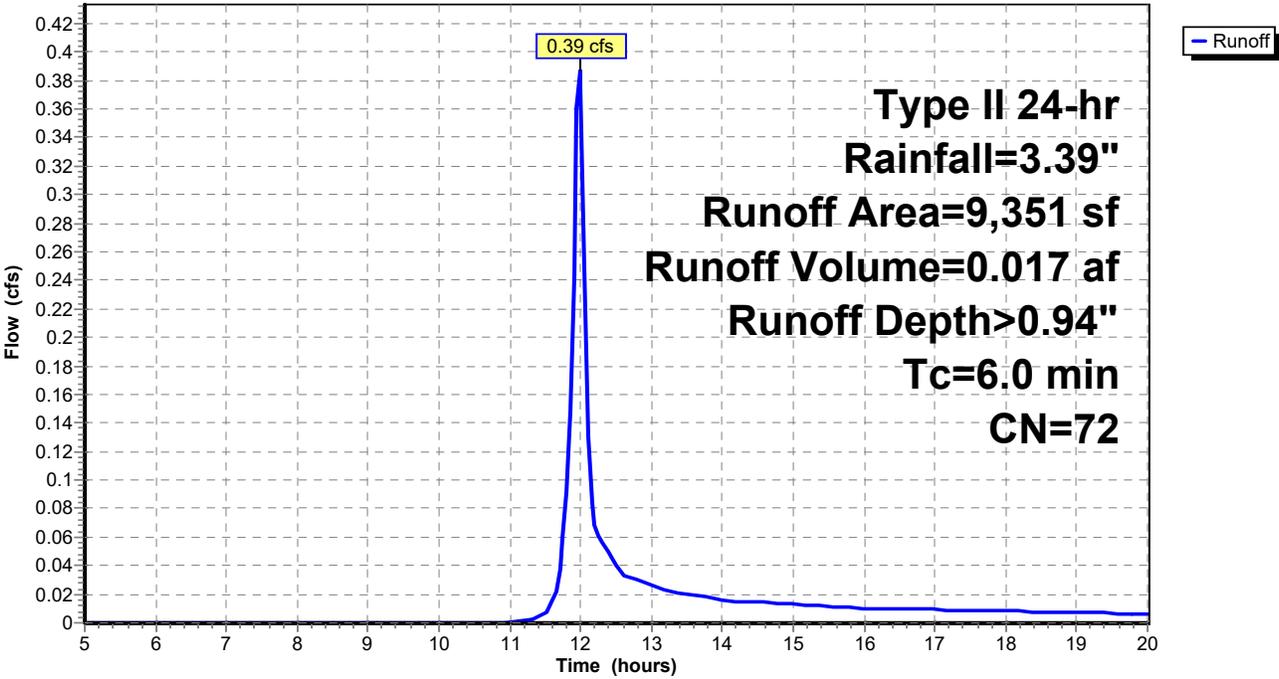
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Rainfall=3.39"

Area (sf)	CN	Description
9,351	72	Woods/grass comb., Good, HSG C
9,351		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Minimum

**Subcatchment ExExist: Expansion Existing Subcatchment**

Hydrograph



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**Summary for Subcatchment ExpSC: Expansion Proposed Subcatchment**

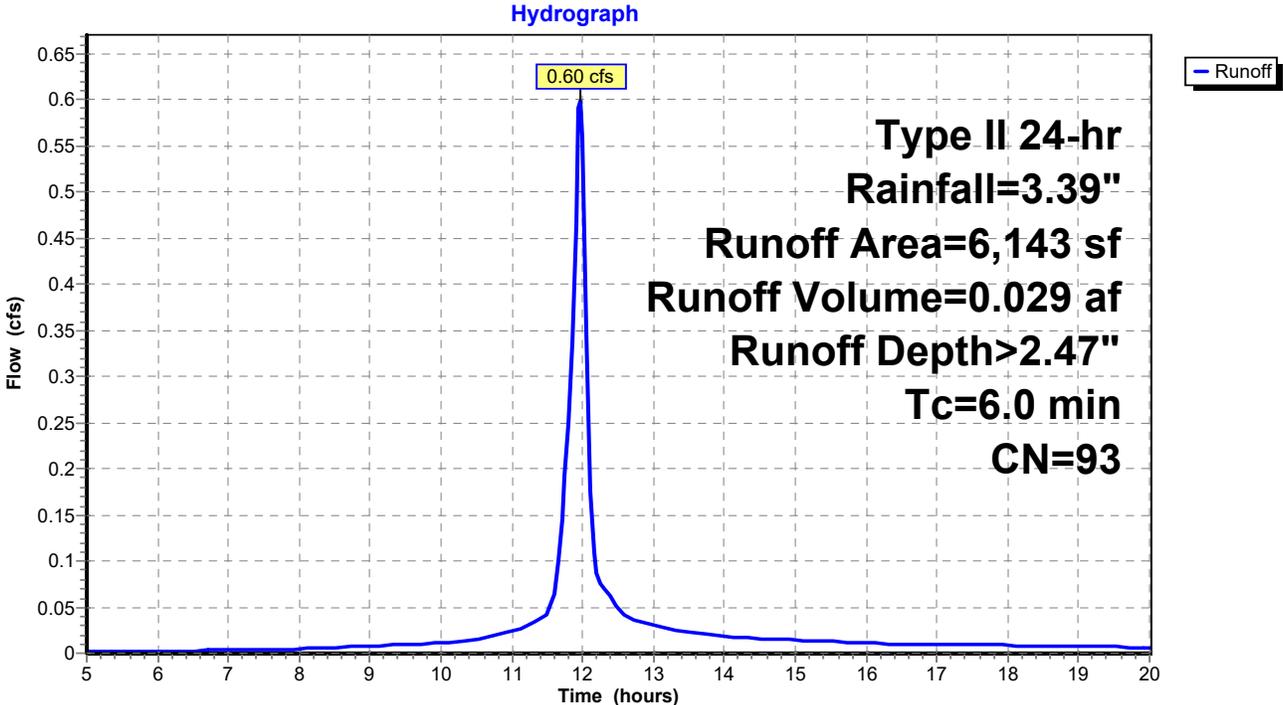
Runoff = 0.60 cfs @ 11.96 hrs, Volume= 0.029 af, Depth> 2.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Rainfall=3.39"

	Area (sf)	CN	Description
*	3,217	96	Gravel parking, HSG C
*	2,100	98	Building, HSG C
	826	72	Woods/grass comb., Good, HSG C
	6,143	93	Weighted Average
	4,043		65.81% Pervious Area
	2,100		34.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Minimum

**Subcatchment ExpSC: Expansion Proposed Subcatchment**



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Page 7

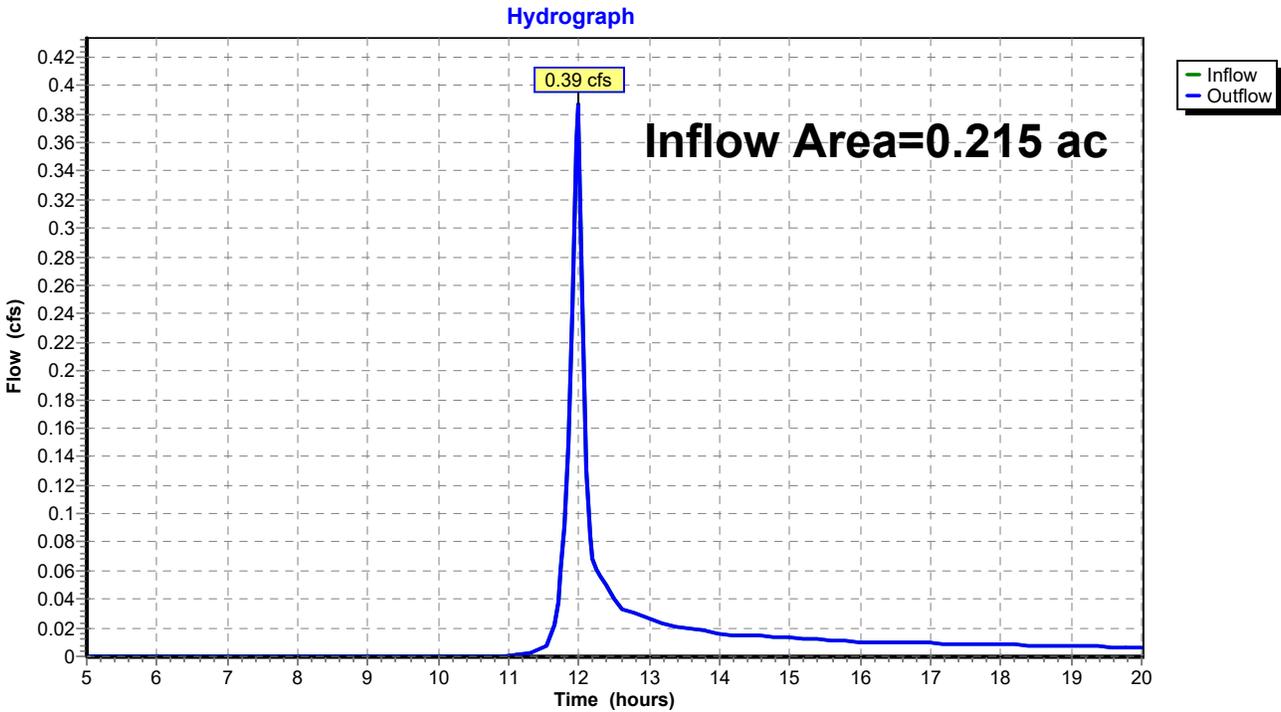
### Summary for Reach ExE: Design Point Existing

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.215 ac, 0.00% Impervious, Inflow Depth > 0.94"  
Inflow = 0.39 cfs @ 11.98 hrs, Volume= 0.017 af  
Outflow = 0.39 cfs @ 11.98 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Reach ExE: Design Point Existing



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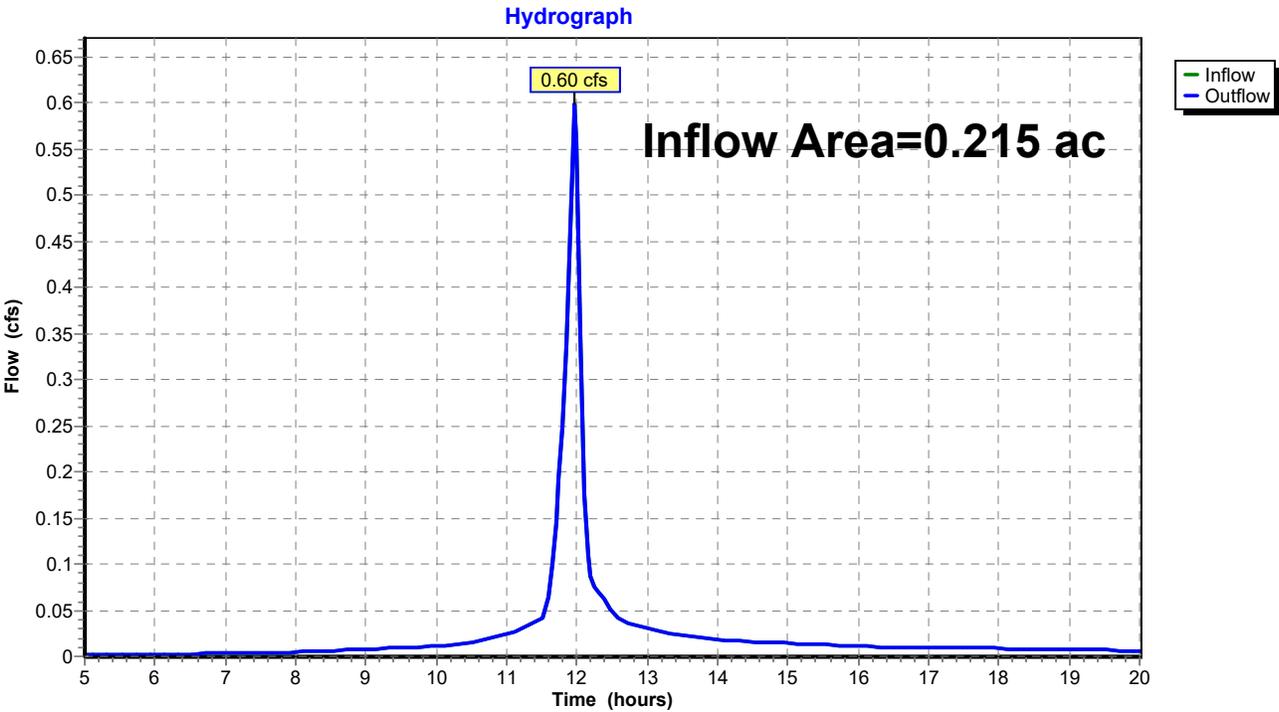
**Summary for Reach ExP: Design Point Proposed**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.215 ac, 29.94% Impervious, Inflow Depth > 1.62"  
Inflow = 0.60 cfs @ 11.96 hrs, Volume= 0.029 af  
Outflow = 0.60 cfs @ 11.96 hrs, Volume= 0.029 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**Reach ExP: Design Point Proposed**



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Page 9

**Summary for Pond AB: Attenuation Basin**

Inflow Area = 0.074 ac, 21.82% Impervious, Inflow Depth > 2.19"  
 Inflow = 0.29 cfs @ 11.97 hrs, Volume= 0.013 af  
 Outflow = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Atten= 100%, Lag= 482.0 min  
 Discarded = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af  
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 1.69' @ 20.00 hrs Surf.Area= 522 sf Storage= 545 cf

Plug-Flow detention time= 337.3 min calculated for 0.001 af (7% of inflow)  
 Center-of-Mass det. time= 129.8 min ( 894.9 - 765.1 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	870 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
0.00	140	0	0
1.00	350	245	245
2.00	600	475	720
2.50	0	150	870

Device	Routing	Invert	Outlet Devices
#1	Primary	1.90'	<b>2.0' long x 2.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Discarded	0.00'	<b>0.100 in/hr Exfiltration over Surface area</b>

**Discarded OutFlow** Max=0.00 cfs @ 20.00 hrs HW=1.69' (Free Discharge)  
 ↑2=Exfiltration (Exfiltration Controls 0.00 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=0.00' (Free Discharge)  
 ↑1=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

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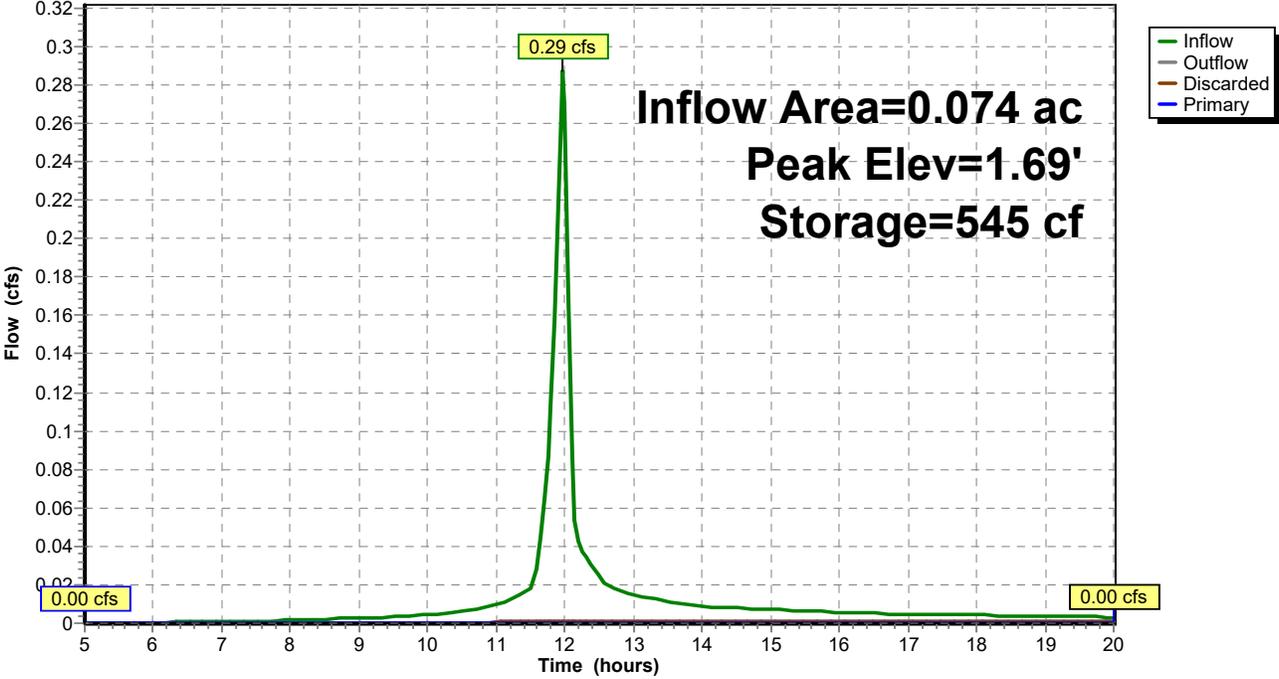
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**Pond AB: Attenuation Basin**

Hydrograph



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Page 1

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
0.048	98	Building, HSG C (ExpSC)
0.037	96	Gravel Parking, HSG C (2S)
0.074	96	Gravel parking, HSG C (ExpSC)
0.016	98	Rooftop, Good, HSG C (2S)
0.254	72	Woods/grass comb., Good, HSG C (2S, ExExist, ExpSC)
<b>0.429</b>	<b>82</b>	<b>TOTAL AREA</b>

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**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.048	0.000	0.000	0.048	Building	ExpSC
0.000	0.000	0.037	0.000	0.000	0.037	Gravel Parking	2S
0.000	0.000	0.074	0.000	0.000	0.074	Gravel parking	ExpSC
0.000	0.000	0.016	0.000	0.000	0.016	Rooftop, Good	2S
0.000	0.000	0.254	0.000	0.000	0.254	Woods/grass comb., Good	2S, ExExist, ExpSC
<b>0.000</b>	<b>0.000</b>	<b>0.429</b>	<b>0.000</b>	<b>0.000</b>	<b>0.429</b>	<b>TOTAL AREA</b>	

DuthieExpansion - 100 yr Rain Event  
Type II 24-hr Rainfall=5.82"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 2S: Expansion Proposed** Runoff Area=3,208 sf 21.82% Impervious Runoff Depth>4.38"  
Tc=6.0 min CN=90 Runoff=0.55 cfs 0.027 af

**Subcatchment ExExist: Expansion Existing** Runoff Area=9,351 sf 0.00% Impervious Runoff Depth>2.62"  
Tc=6.0 min CN=72 Runoff=1.05 cfs 0.047 af

**Subcatchment ExPSC: Expansion Proposed** Runoff Area=6,143 sf 34.19% Impervious Runoff Depth>4.68"  
Tc=6.0 min CN=93 Runoff=1.09 cfs 0.055 af

**Reach ExE: Design Point Existing** Inflow=1.05 cfs 0.047 af  
Outflow=1.05 cfs 0.047 af

**Reach ExP: Design Point Proposed** Inflow=1.09 cfs 0.065 af  
Outflow=1.09 cfs 0.065 af

**Pond AB: Attenuation Basin** Peak Elev=1.98' Storage=708 cf Inflow=0.55 cfs 0.027 af  
Discarded=0.00 cfs 0.001 af Primary=0.12 cfs 0.010 af Outflow=0.12 cfs 0.012 af

**Total Runoff Area = 0.429 ac Runoff Volume = 0.129 af Average Runoff Depth = 3.60"**  
**85.03% Pervious = 0.365 ac 14.97% Impervious = 0.064 ac**

DuthieExpansion - 100 yr Rain Event  
 Type II 24-hr Rainfall=5.82"

**DuthieExpansion**

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**Summary for Subcatchment 2S: Expansion Proposed Subcatchment**

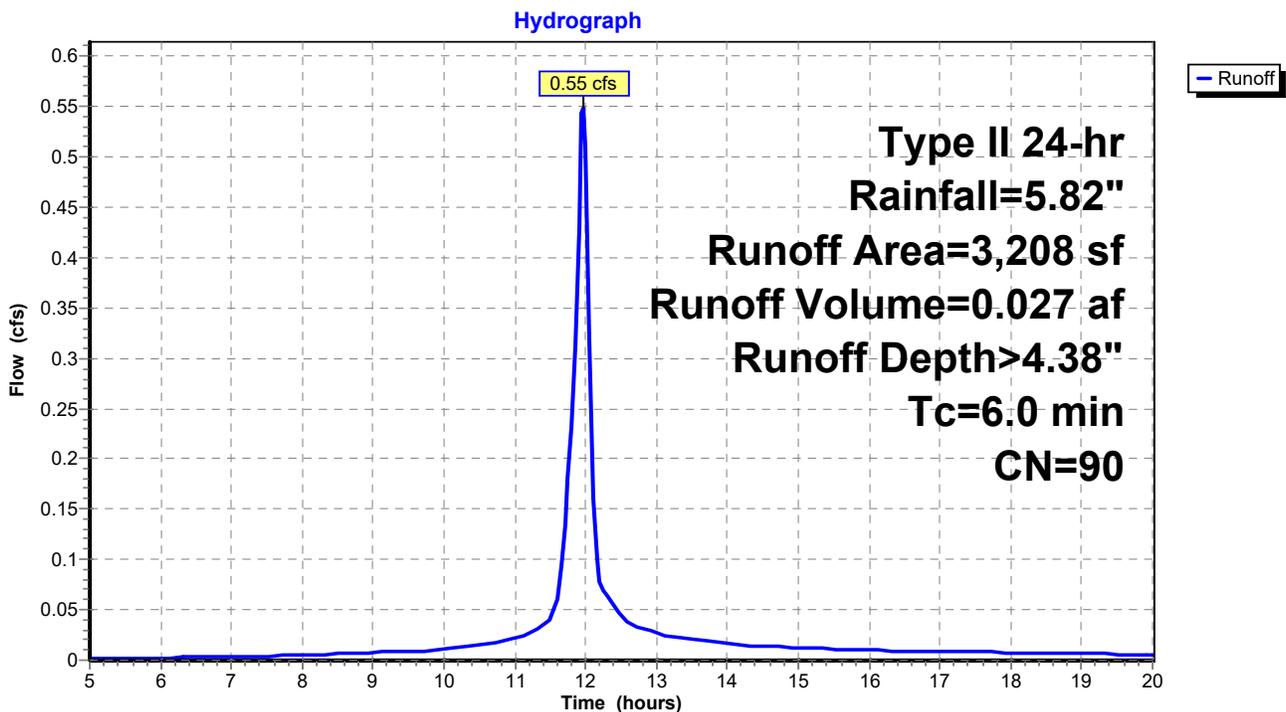
Runoff = 0.55 cfs @ 11.96 hrs, Volume= 0.027 af, Depth> 4.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Rainfall=5.82"

	Area (sf)	CN	Description
*	1,610	96	Gravel Parking, HSG C
	898	72	Woods/grass comb., Good, HSG C
*	700	98	Rooftop, Good, HSG C
	3,208	90	Weighted Average
	2,508		78.18% Pervious Area
	700		21.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Minimum

**Subcatchment 2S: Expansion Proposed Subcatchment**



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**Summary for Subcatchment ExExist: Expansion Existing Subcatchment**

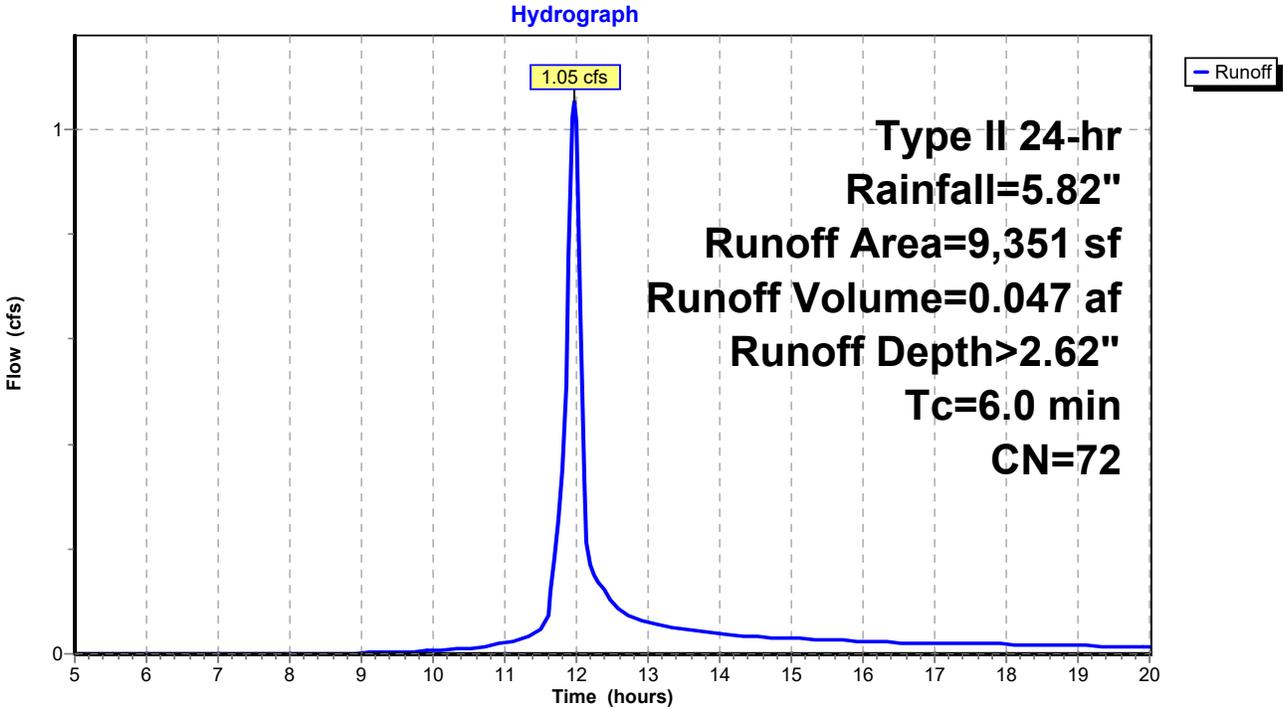
Runoff = 1.05 cfs @ 11.97 hrs, Volume= 0.047 af, Depth> 2.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Rainfall=5.82"

Area (sf)	CN	Description
9,351	72	Woods/grass comb., Good, HSG C
9,351		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Minimum

**Subcatchment ExExist: Expansion Existing Subcatchment**



DuthieExpansion - 100 yr Rain Event  
 Type II 24-hr Rainfall=5.82"

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**Summary for Subcatchment ExpPSC: Expansion Proposed Subcatchment**

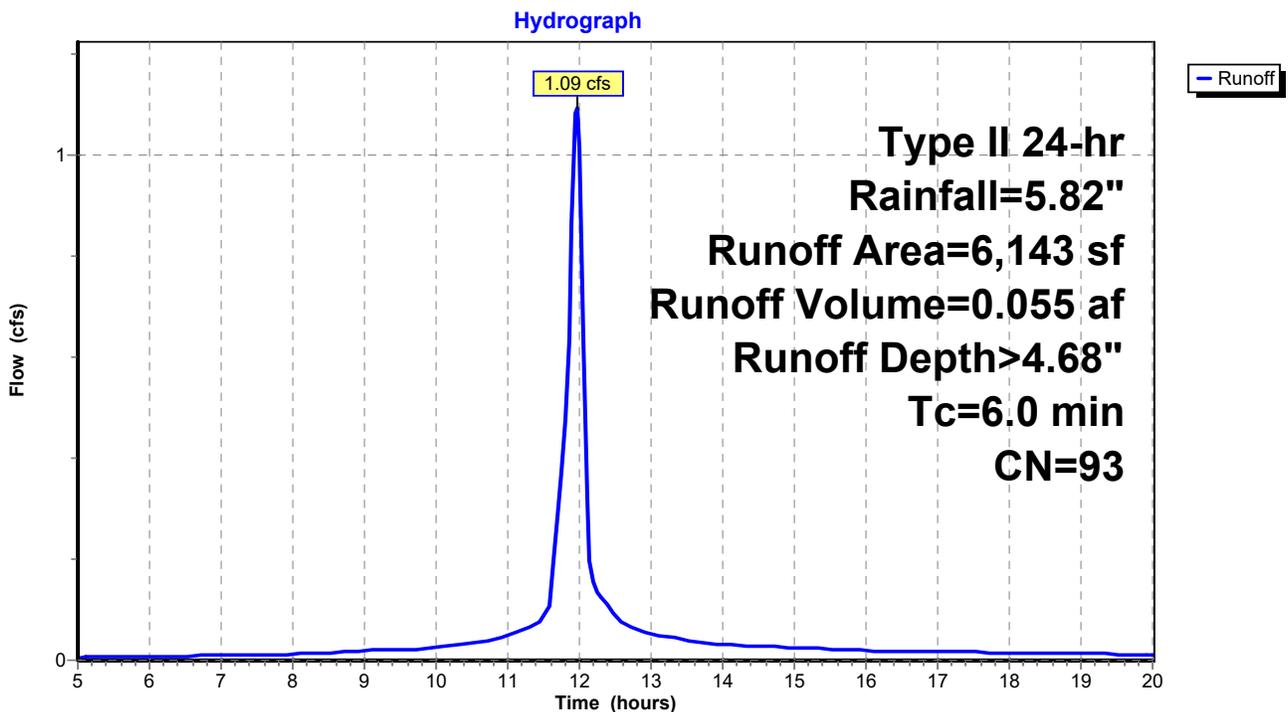
Runoff = 1.09 cfs @ 11.96 hrs, Volume= 0.055 af, Depth> 4.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Rainfall=5.82"

	Area (sf)	CN	Description
*	3,217	96	Gravel parking, HSG C
*	2,100	98	Building, HSG C
	826	72	Woods/grass comb., Good, HSG C
	6,143	93	Weighted Average
	4,043		65.81% Pervious Area
	2,100		34.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Minimum

**Subcatchment ExpPSC: Expansion Proposed Subcatchment**



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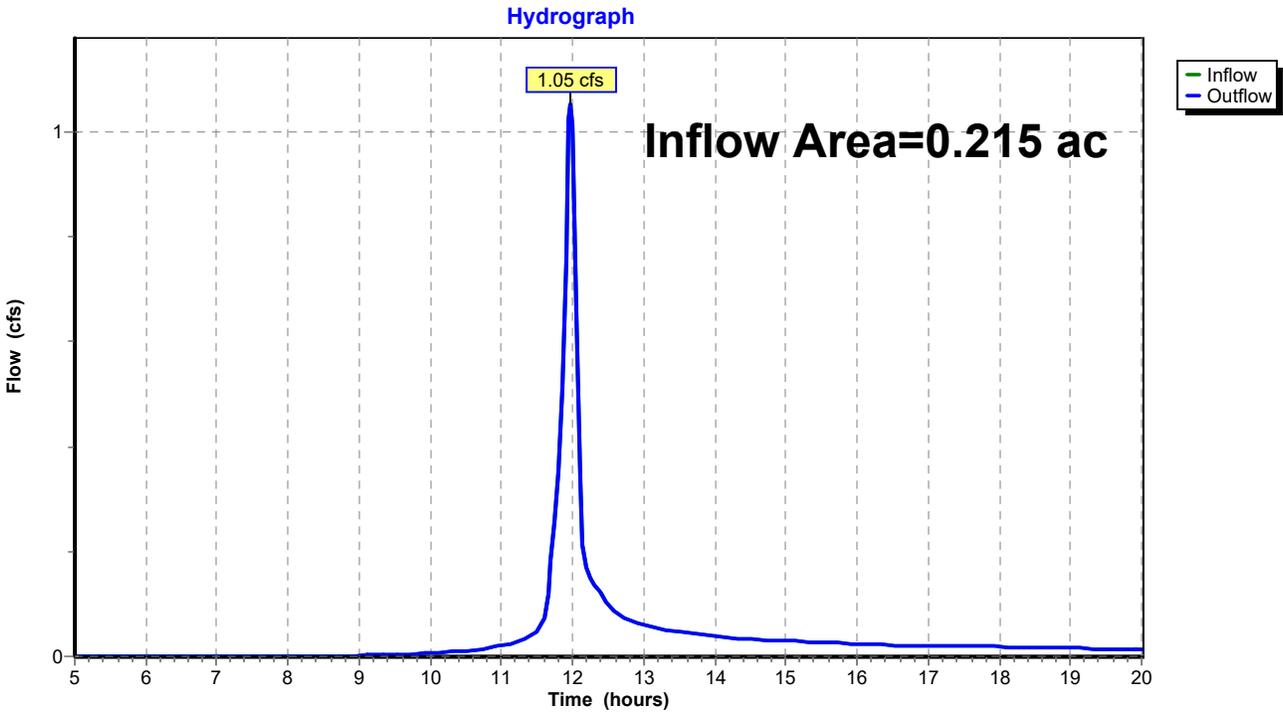
**Summary for Reach ExE: Design Point Existing**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.215 ac, 0.00% Impervious, Inflow Depth > 2.62"  
Inflow = 1.05 cfs @ 11.97 hrs, Volume= 0.047 af  
Outflow = 1.05 cfs @ 11.97 hrs, Volume= 0.047 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**Reach ExE: Design Point Existing**



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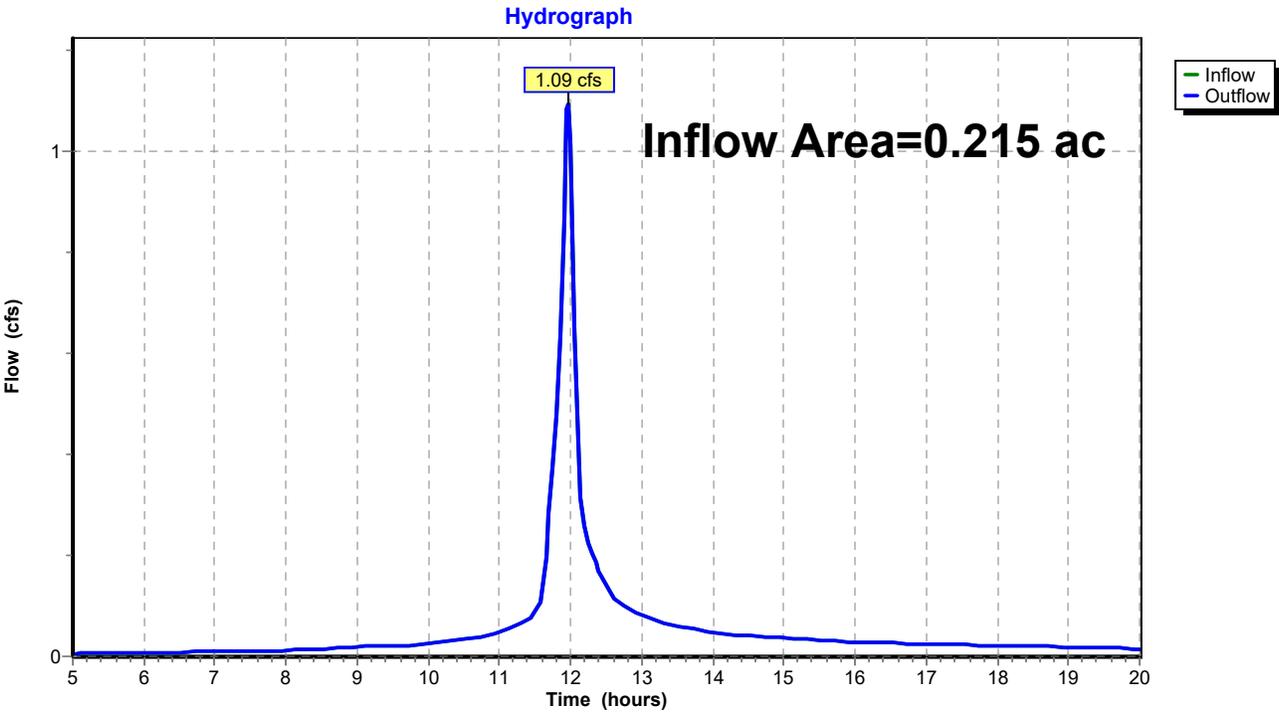
**Summary for Reach ExP: Design Point Proposed**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.215 ac, 29.94% Impervious, Inflow Depth > 3.66"  
Inflow = 1.09 cfs @ 11.96 hrs, Volume= 0.065 af  
Outflow = 1.09 cfs @ 11.96 hrs, Volume= 0.065 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**Reach ExP: Design Point Proposed**



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Page 9

**Summary for Pond AB: Attenuation Basin**

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.074 ac, 21.82% Impervious, Inflow Depth > 4.38"  
 Inflow = 0.55 cfs @ 11.96 hrs, Volume= 0.027 af  
 Outflow = 0.12 cfs @ 12.15 hrs, Volume= 0.012 af, Atten= 78%, Lag= 11.1 min  
 Discarded = 0.00 cfs @ 12.15 hrs, Volume= 0.001 af  
 Primary = 0.12 cfs @ 12.15 hrs, Volume= 0.010 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 1.98' @ 12.15 hrs Surf.Area= 595 sf Storage= 708 cf

Plug-Flow detention time= 192.3 min calculated for 0.012 af (43% of inflow)  
 Center-of-Mass det. time= 102.1 min ( 852.2 - 750.1 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	870 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
0.00	140	0	0
1.00	350	245	245
2.00	600	475	720
2.50	0	150	870

Device	Routing	Invert	Outlet Devices
#1	Primary	1.90'	<b>2.0' long x 2.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Discarded	0.00'	<b>0.100 in/hr Exfiltration over Surface area</b>

**Discarded OutFlow** Max=0.00 cfs @ 12.15 hrs HW=1.98' (Free Discharge)  
 ↑**2=Exfiltration** (Exfiltration Controls 0.00 cfs)

**Primary OutFlow** Max=0.12 cfs @ 12.15 hrs HW=1.98' (Free Discharge)  
 ↑**1=Broad-Crested Rectangular Weir** (Weir Controls 0.12 cfs @ 0.72 fps)

### DuthieExpansion

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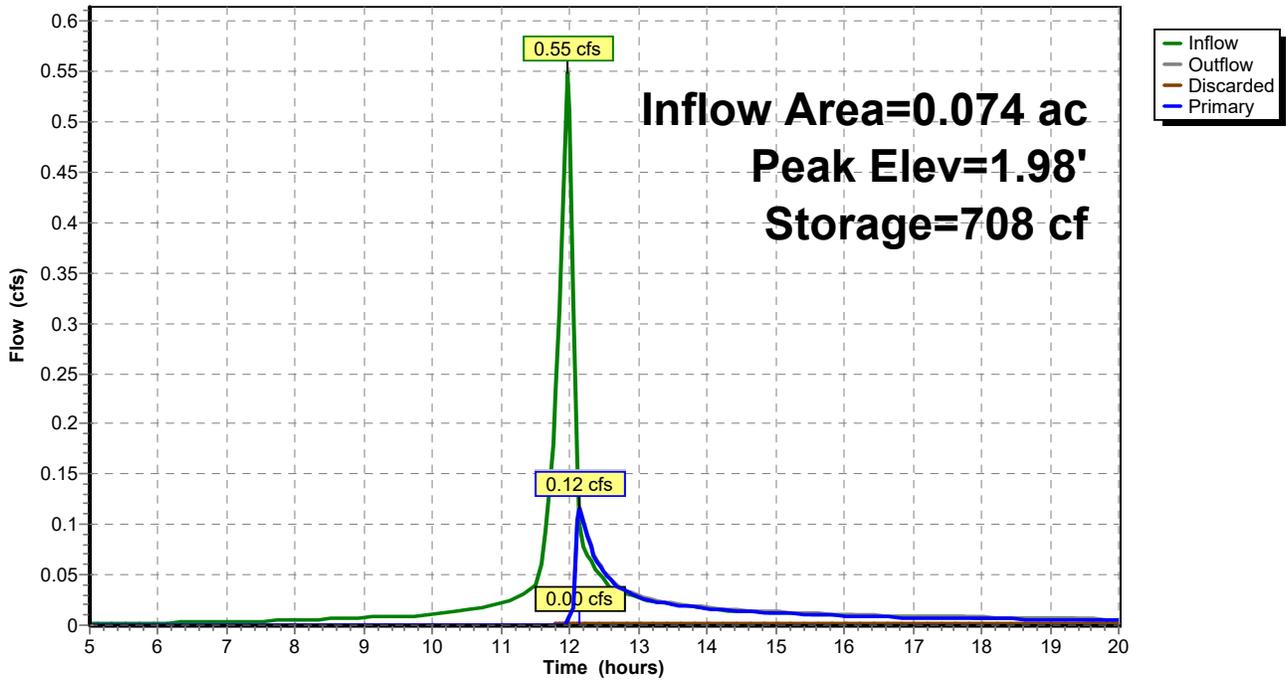
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Page 10

### Pond AB: Attenuation Basin

Hydrograph



## 8 Verizon Ln Tenants/Uses

8A – Rob Licht Custom Saunas - **General processing, light manufacturing and assembly**

8B-Peter St John- Volleyball court - **Commercial recreation: indoors**

8C-Heat Inverse - **Scientific research laboratory**

10- Peter St John - **General processing, light manufacturing and assembly**

12- Cascadilla Tree Care - **Contractor's/landscaping yard**

14- Kersat Landscaping - **Contractor's/landscaping yard**

16-Cold Storage small units- **Cold Storage**

18-Car Ease Detailing - **Vehicular service (except body work)**

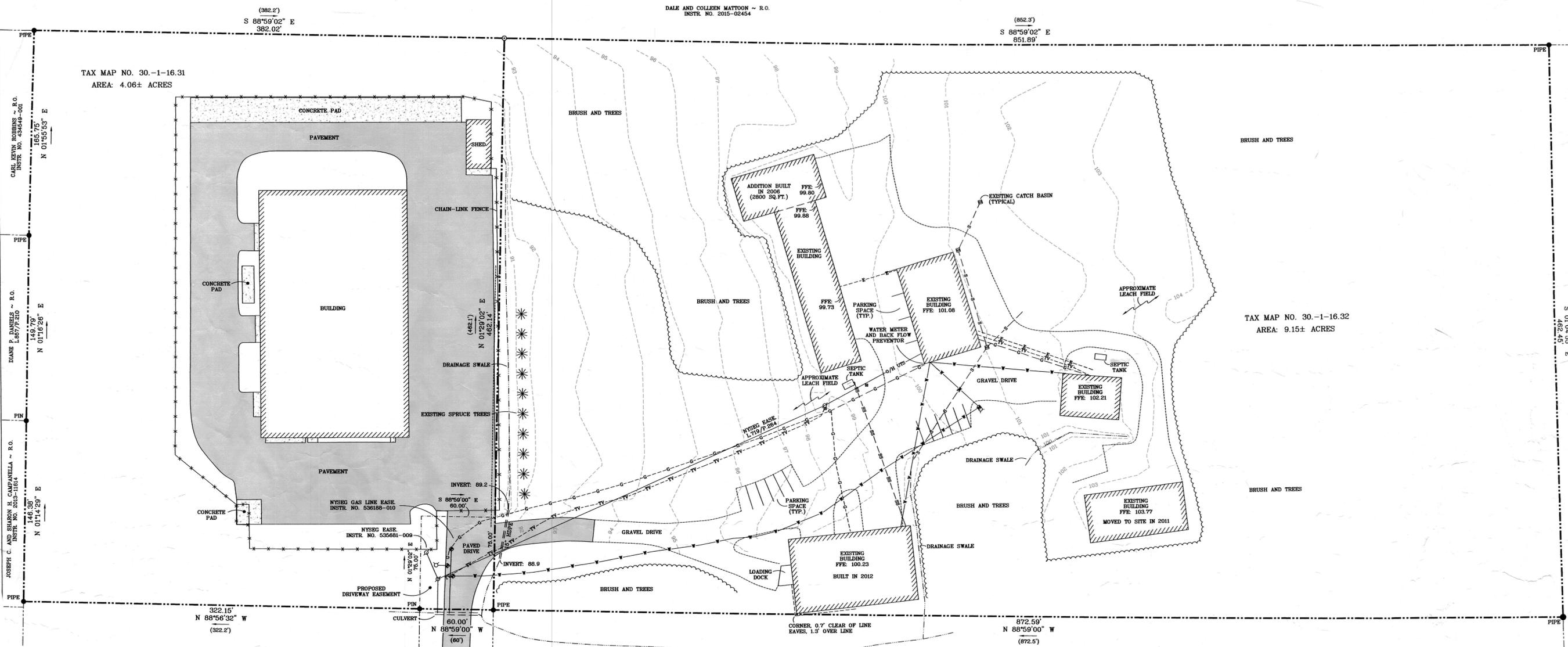
20A- 6 Mile Cleaning Solutions - **Contractor's/landscaping yard**

20B- Eurofins - **Scientific research laboratory**

20C- Brilliant Botanicals - **General processing, light manufacturing and assembly**

22A- Henderson-Johnson - **General processing, light manufacturing and assembly**

22B- Henderson-Johnson - **General processing, light manufacturing and assembly**



TOWN OF LANSING ~ R.O. L.467/P.676

TOWN OF LANSING ~ R.O. L.467/P.676

**SURVEY MAP ~ LANDS OF UNITED STORAGE TBR, LLC**  
 PART OF MILITARY LOT 84 ~ TOWN OF LANSING  
 COUNTY OF TOMPKINS ~ STATE OF NEW YORK  
 TAX MAP NOS. 30.-1-16.31 AND 30.-1-16.32  
 REFERENCE DEED: INSTR. NO. 554612-001

REFERENCE SURVEY:  
 1. "SURVEY MAP, LANDS OF WILLIAM & DIANE DUTHIE...". MADE BY LAWRENCE FABBRONI, L.S., DATED OCTOBER 27, 2008.  
 2. "SURVEY MAP, LOT TO BE CONVEYED BY CHAS. H. TERPENING...". MADE BY T.G. MILLER ASSOC. P.C., DATED OCTOBER 10, 1966, LAST AMENDED APRIL 13, 1992.

**LEGEND:**

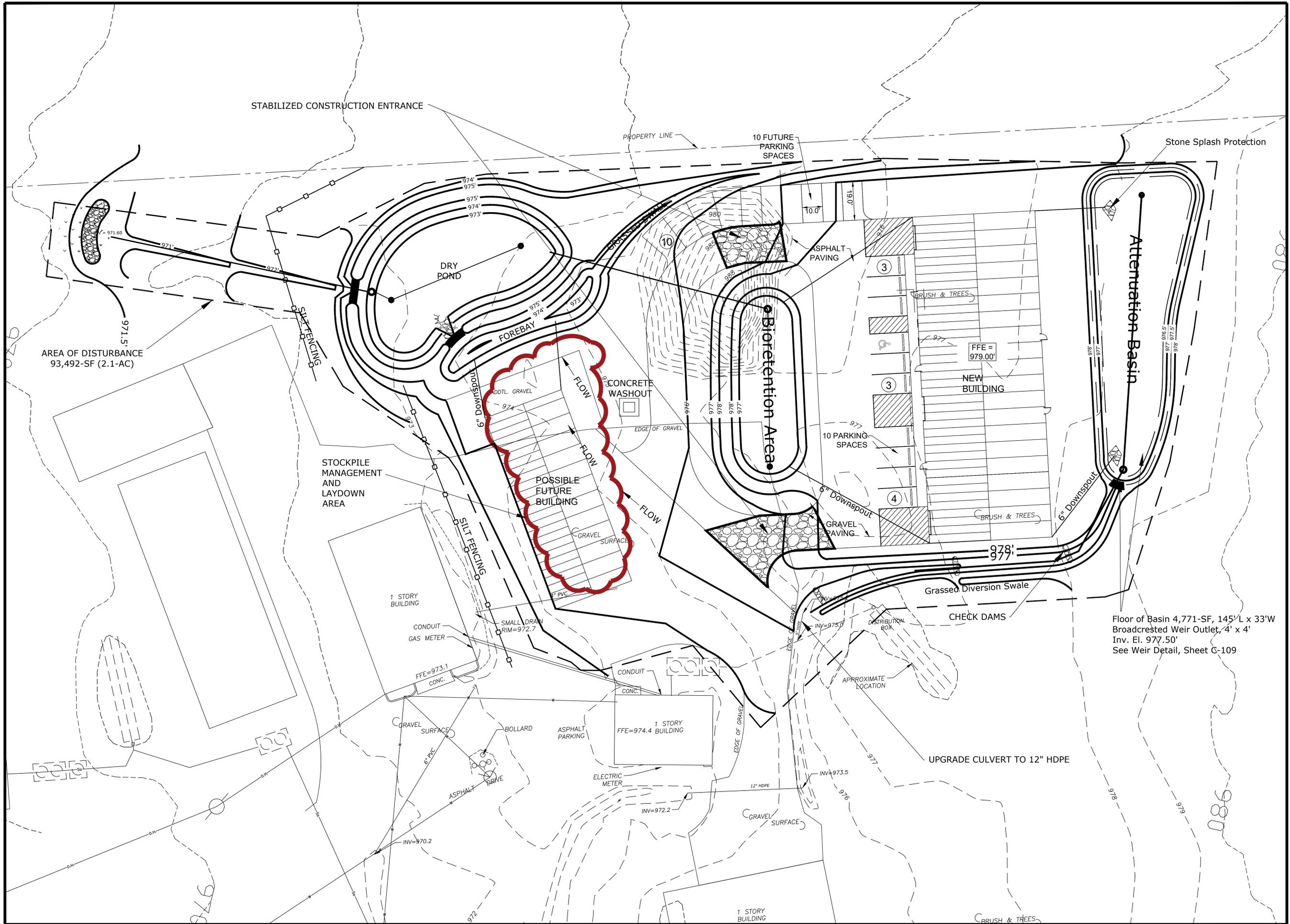
- EXISTING MONUMENT AS SHOWN
- ⊙ SET 5/8 INCH REBAR AND SURVEY CAP
- ⊘ UTILITY POLE
- R.O. REPUTED OWNER
- ⊕ FIRE HYDRANT
- O/H OVERHEAD UTILITIES
- EXISTING CONTOUR
- WATER LINE
- BURIED TELEVISION CABLE
- GAS LINE
- ⊕ WATER VALVE
- FFE FINISHED FLOOR ELEVATION
- ⊕ TV RISER
- SS SANITARY SEWER LINE
- E BURIED ELECTRIC LINE
- S STORM SEWER LINE

REVISIONS:  
 1. APRIL 4, 2017 TO SHOW TAX MAP NO. 30.-1-16.31

OWASCO LAND SURVEYING 106 RAILROAD STREET GROTON, NEW YORK PHONE: (607) 898-5051 email: owasco@outlook.com		NOTE: Any revisions to this map must comply with section 7209, Subdivision 2 of the New York State Education Law. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the embossed seal of the licensed land surveyor whose signature appears hereon. This map is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".	
Drawn By: BMK	Scale: 1"=40'	Job No.: 16-021	Coordinate File: 16021.CRD
I hereby certify to UNITED STORAGE TBR, LLC; ELAMIRA SAVINGS BANK, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; MAZZA & MAZZA LAW OFFICES, STEWART TITLE INSURANCE COMPANY; AND KINES & ALLEN LAW OFFICE that I am a licensed land surveyor, New York State License No. 050380, 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: <i>Bruce M. Kines</i>		Dated: FEB. 9, 2017	
"Copyright 2017: All Rights Reserved. Owasco Land Surveying"			







No.	Date	SYMBOL	Description
1	10-18-23		Added Underdrain to Attenuation Basin

**EROSION, SEDIMENT AND GRADING PLAN**

BILL DUTHIE  
 484 RIDGE ROAD  
 LANSING (T) TOMPKINS CO. N.Y.

NEW BUILDING  
 8-18 VERIZON LANE  
 LANSING, NY 14882



**TIMOTHY C. BUHL, P.E.**

35 FIRE LANE 24, AUBURN, NY 13021

DATE: Oct 4, 2023  
 SCALE: 1" = 20'  
 DRAWN: SDG  
 JOB:  
 SHEET:  
**C-107**

Floor of Basin 4,771-SF, 145'L x 33'W  
 Broadcrested Weir Outlet, 4' x 4'  
 Inv. El. 977.50'  
 See Weir Detail, Sheet C-109

AREA OF DISTURBANCE  
 93,492-SF (2.1-AC)

STABILIZED CONSTRUCTION ENTRANCE

PROPERTY LINE

10 FUTURE  
 PARKING  
 SPACES

Stone Splash Protection

974'  
 975'  
 974'  
 973'

DRY  
 POND

FOREBAY

ASPHALT  
 PAVING

BRUSH & TREES

FFE =  
 979.00'

NEW  
 BUILDING

10 PARKING  
 SPACES

GRAVEL  
 PAVING

BRUSH & TREES

Grassed Diversion Swale

CHECK DAMS

UPGRADE CULVERT TO 12" HDPE

6" Downspout

CONCRETE  
 WASHOUT

EDGE OF GRAVEL

POSSIBLE  
 FUTURE  
 BUILDING

GRAVEL  
 SURFACE

6" PVC

1 STORY  
 BUILDING

CONDUIT  
 GAS METER

SMALL DRAW  
 RIM=972.7

FFE=973.1  
 CONC.

GRAVEL  
 SURFACE

6" PVC

BOLLARD

ASPHALT  
 PARKING

1 STORY  
 FFE=974.4 BUILDING

ELECTRIC  
 METER

INV=972.2

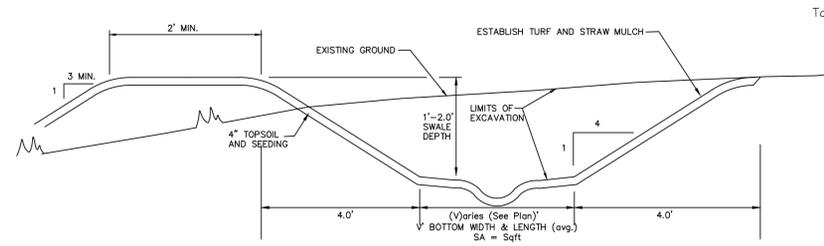
GRAVEL  
 SURFACE

1 STORY  
 BUILDING

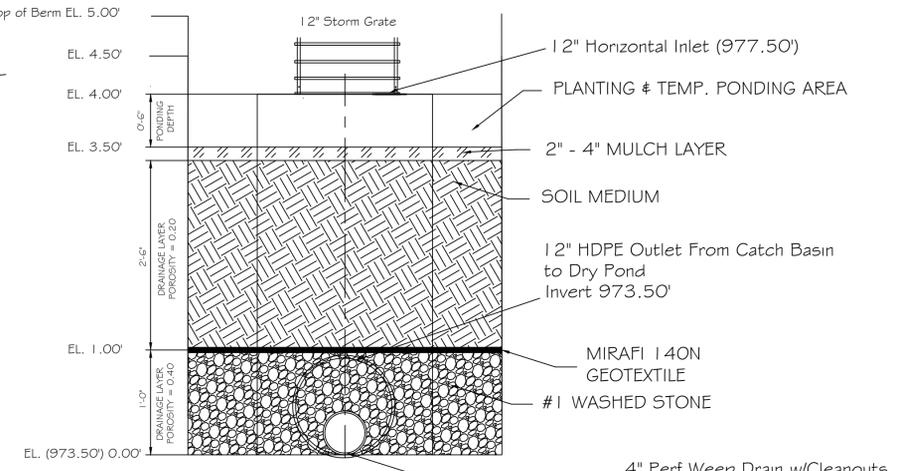
BRUSH & TREES

0.86

0.76



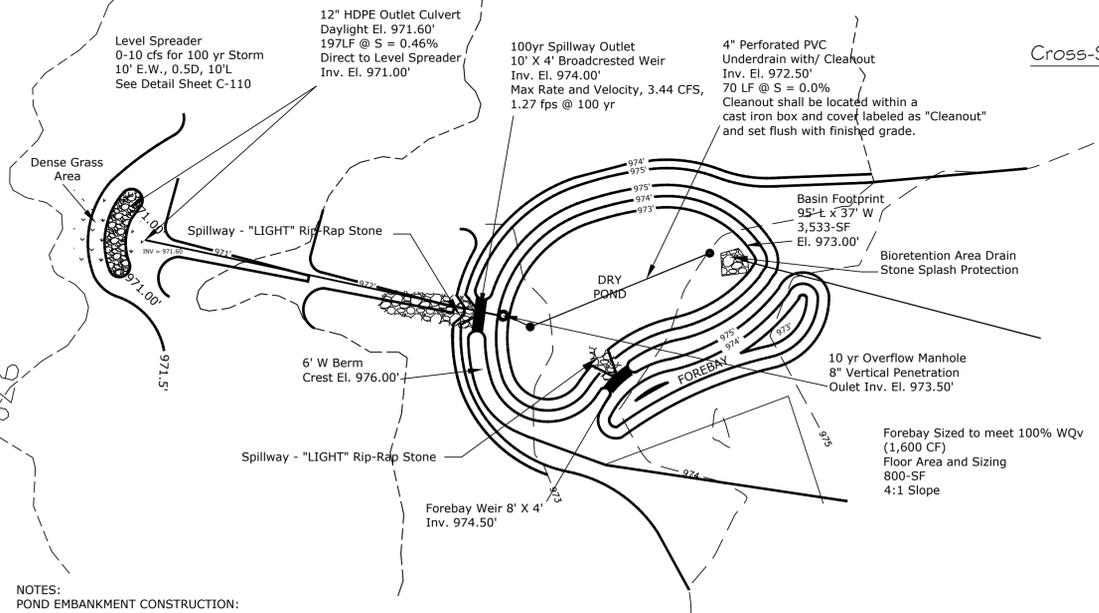
**Cross-Section Bioretention Area**  
DIMENSIONS VARY AS PER PLAN



**Bioretention Underdrain Layers, BR**

**BASIN VOLUME AND AS-BUILT CERTIFICATION:**  
Upon completion of construction, a basin volume certification and as-built must be certified by a licensed professional engineer or land surveyor to ensure that each structure meets the conditions and requirements with the details of this sheet. Provide location and elevation of all pipes, structures, and impoundments with respect to property lines. Certification shall be submitted to the local reviewing jurisdiction for approval.

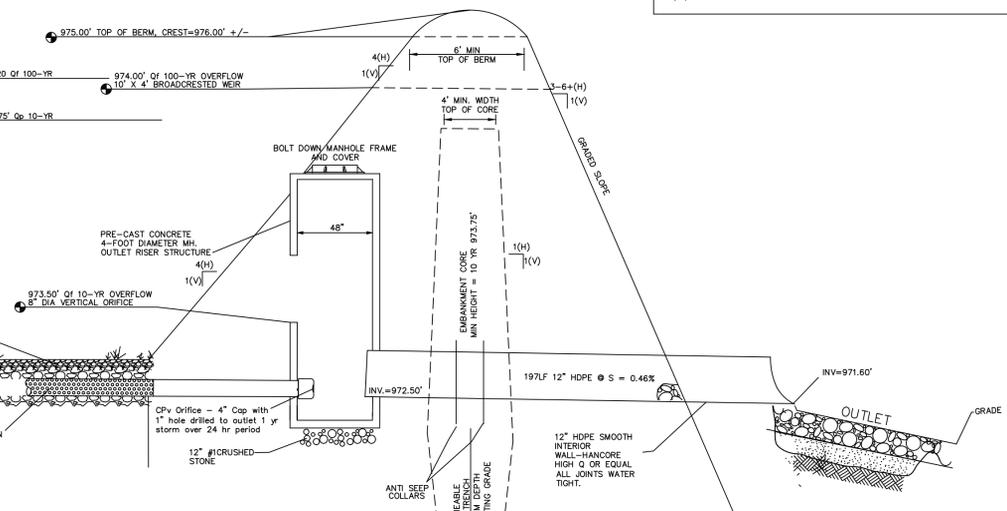
**SPECIFICATIONS FOR BIORETENTION SYSTEMS**  
**Planting Soil**  
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of noxious weeds.  
**Planting soil** shall be of a sandy loam consistency containing approximately 75% concrete sand, 25% top soil and organics.  
**Compaction**  
Minimize compaction of both the base of the bioretention area and the required backfill. Place soil in lifts 12" or greater. Do not use heavy equipment within the bioretention area basin.



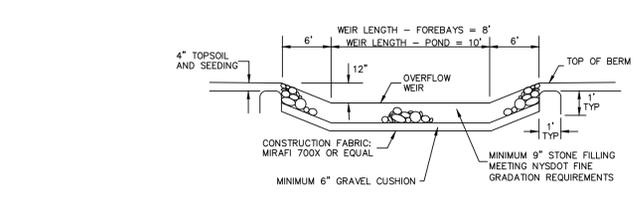
**DRY POND PLAN**

**NOTES:**  
**POND EMBANKMENT CONSTRUCTION:**

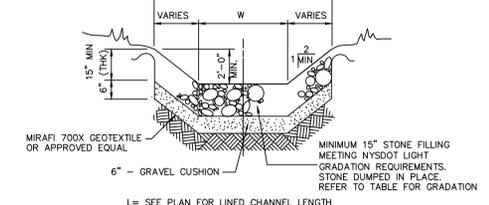
- EMBANKMENT MATERIAL SPECIFICATIONS:** EMBANKMENT CORE AND CUT OFF TRENCH MATERIAL SHALL BE MATERIAL CONFORMING TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL WITH AT LEAST 30% PASSING #200 SIEVE. CORE AND CUT OFF TRENCH MATERIAL SHALL BE STOCKPILED SEPARATELY FROM OUTER SHELL MATERIAL. MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6-INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS. STOCKPILED MATERIAL SHALL BE COVERED AND PROTECTED FROM WATER, TRAFFIC AND OTHER DELETERIOUS SUBSTANCES OR PROCESSES.
- EMBANKMENT COMPACTION:** EMBANKMENT FILL SHALL BE PLACED IN 12-INCH LIFTS MAXIMUM AND COMPACTED. THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM. ALL COMPACTION TO BE DETERMINED BY AASHTO METHOD 99 STANDARD PROCTOR.
- EMBANKMENT CORE DIMENSIONS:** THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10 YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION COMPACTION EQUIPMENT, ROLLERS, OR TAMPS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. THE CORE SHALL BE CONSTRUCTED/PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.
- EMBANKMENT SURFACE:** A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON ENTIRE SURFACE AREA OF THE EMBANKMENT. GOOD GRASSSED COVER SHALL BE ESTABLISHED BY SEEDING, LIMING, FERTILIZING, MULCHING, ETC. IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. EMBANKMENT SHALL BE KEPT FREE OF WOODY PLANT GROWTH AND TREES.



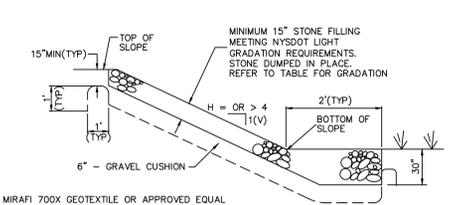
**DRY POND SECTION**



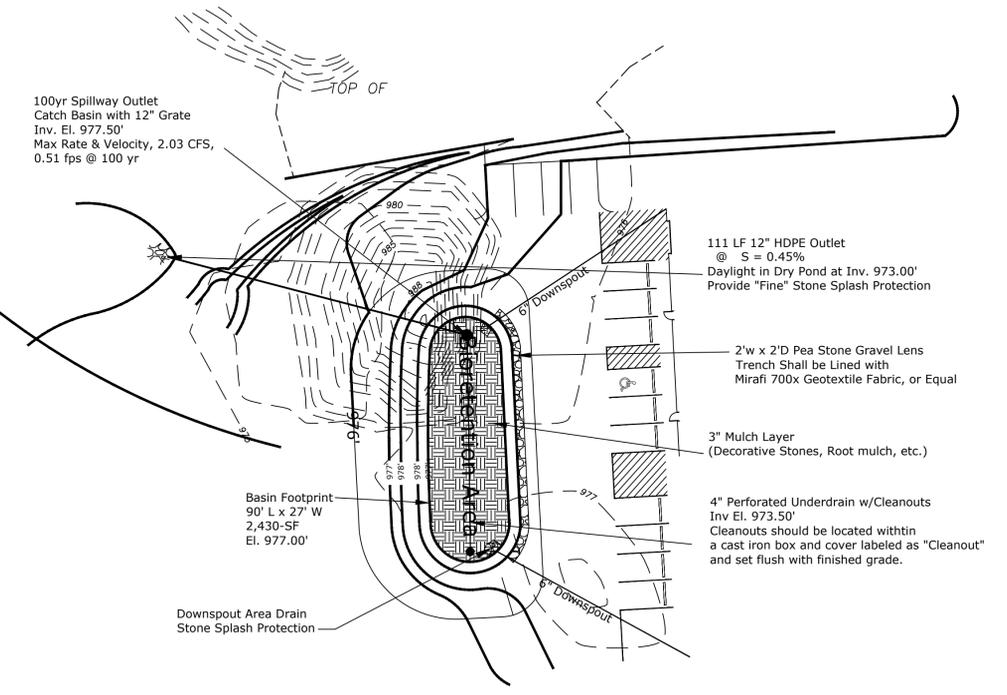
**FOREBAY, & POND OUTLET WEIRS**



**STONE LINED CHANNELS**



**SPILLWAY SLOPES FOREBAY & POND**



**BIORETENTION AREA PLAN**

STONE LINING FOR STORMWATER CONVEYANCE SECTIONS						
MIN THICKNESS (THK)	STONE FILLING ITEM	V MAX <sup>2</sup> 2' DEPTH	SEE NOTES	STONE SIZE <sup>1</sup>	PERCENT OF TOTAL BY WEIGHT	MANNING'S ROUGHNESS COEFF "N"
9"	FINE	11.0 FPS	2,3,4	SMALLER THAN 8" LARGER THAN 3" SMALLER THAN NO. 10 SIEVE	90-100 50-100 0-10	0.0314
15"	LIGHT	13.0 FPS	2,3,4	LIGHTER THAN 100 LBS LARGER THAN 6" SMALLER THAN 1/2"	90-100 50-100 0-10	0.0352
18"	MEDIUM	15.5 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 4"	50-100 0-10	0.0395
30"	HEAVY	17.0 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 6"	50-100 0-10	0.0423

<sup>1</sup> SOURCE: HYDRAULIC ENGINEERING CIRCULAR NO. 15 DESIGN OF STABLE CHANNELS WITH FLEXIBLE LININGS  
<sup>2</sup> SOURCE: SOILS DESIGN PROCEDURE SDP2, BANK AND CHANNEL PROTECTIVE LINING DESIGN PROCEDURES

- NOTES:**
- STONE SIZES, OTHER THAN WEIGHTS, REFER TO THE AVERAGE OF THE MAXIMUM AND MINIMUM DIMENSIONS OF A STONE PARTICLE AS ESTIMATED BY THE ENGINEER.
  - MATERIALS SHALL CONTAIN LESS THAN 20 PERCENT OF STONES WITH A RATIO OF MAXIMUM TO MINIMUM DIMENSIONS GREATER THAN THREE.
  - AIR-COOLED BLAST FURNACE SLAG, COBBLES OR GRAVEL HAVING AT LEAST ONE FRACTURED FACE PER ACCEPTABLE SUBSTITUTES FOR STONE UNDER THESE ITEMS, PROVIDED THAT SOUNDNESS AND GRADATION REQUIREMENTS ARE MET.
  - MATERIALS SHALL CONTAIN A SUFFICIENT AMOUNT OF STONES SMALLER THAN THE AVERAGE STONE SIZE TO FILL THE SPACES BETWEEN THE STONES.

**REVISIONS**

No.	Date	SYN.	Description

**STORMWATER PRACTICE DETAILS**

BILL DUTHIE  
484 RIDGE ROAD  
LANSING, NY 14882



**TIMOTHY C. BUHL, P.E.**

35 FIRE LANE 24, AUBURN, NY 13021

DATE: Oct 4, 2023  
SCALE: 1"=50'  
DRAWN: SDG  
JOB:  
SHEET:  
**C-108**

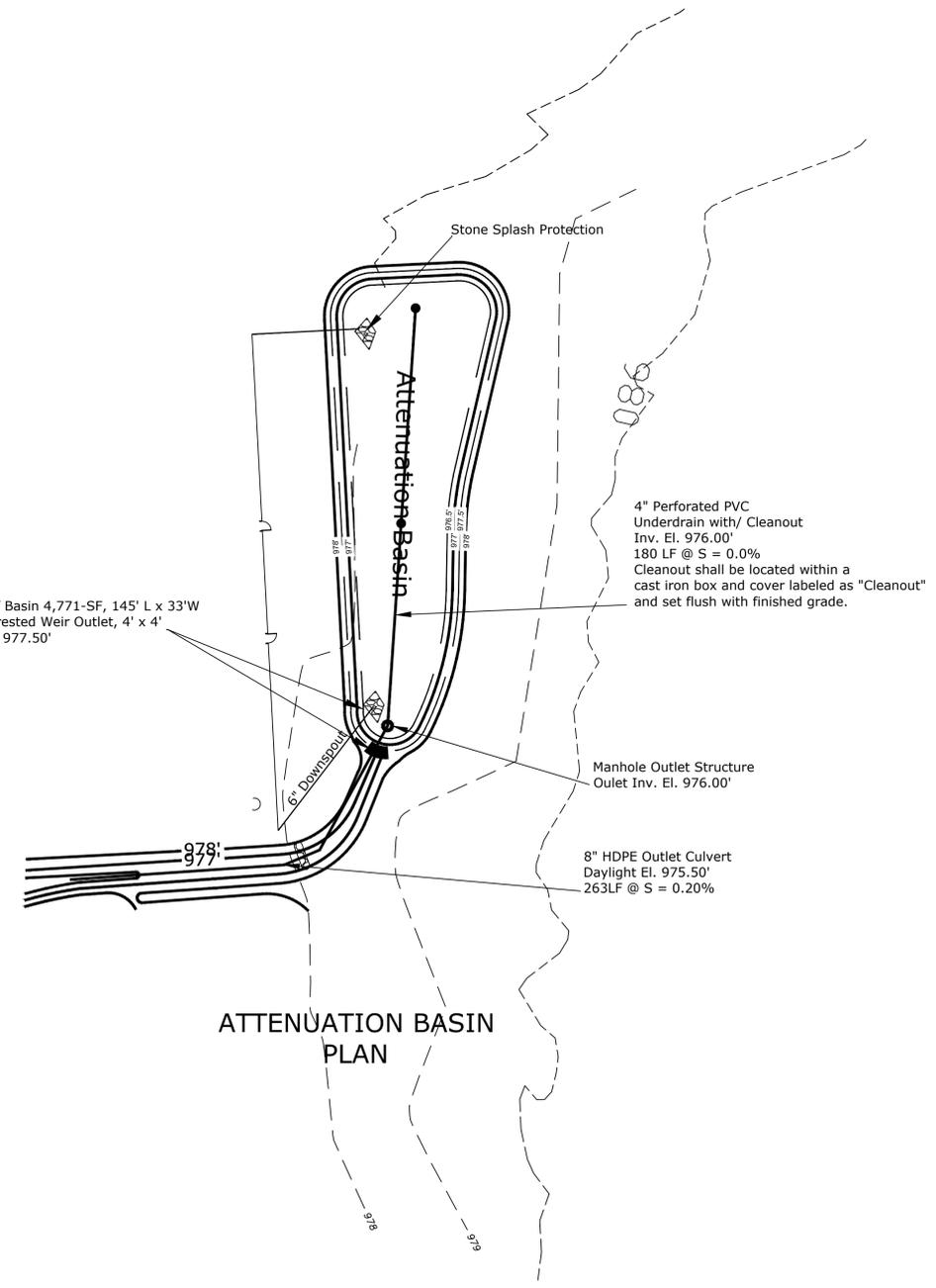
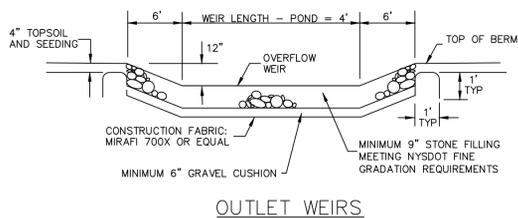
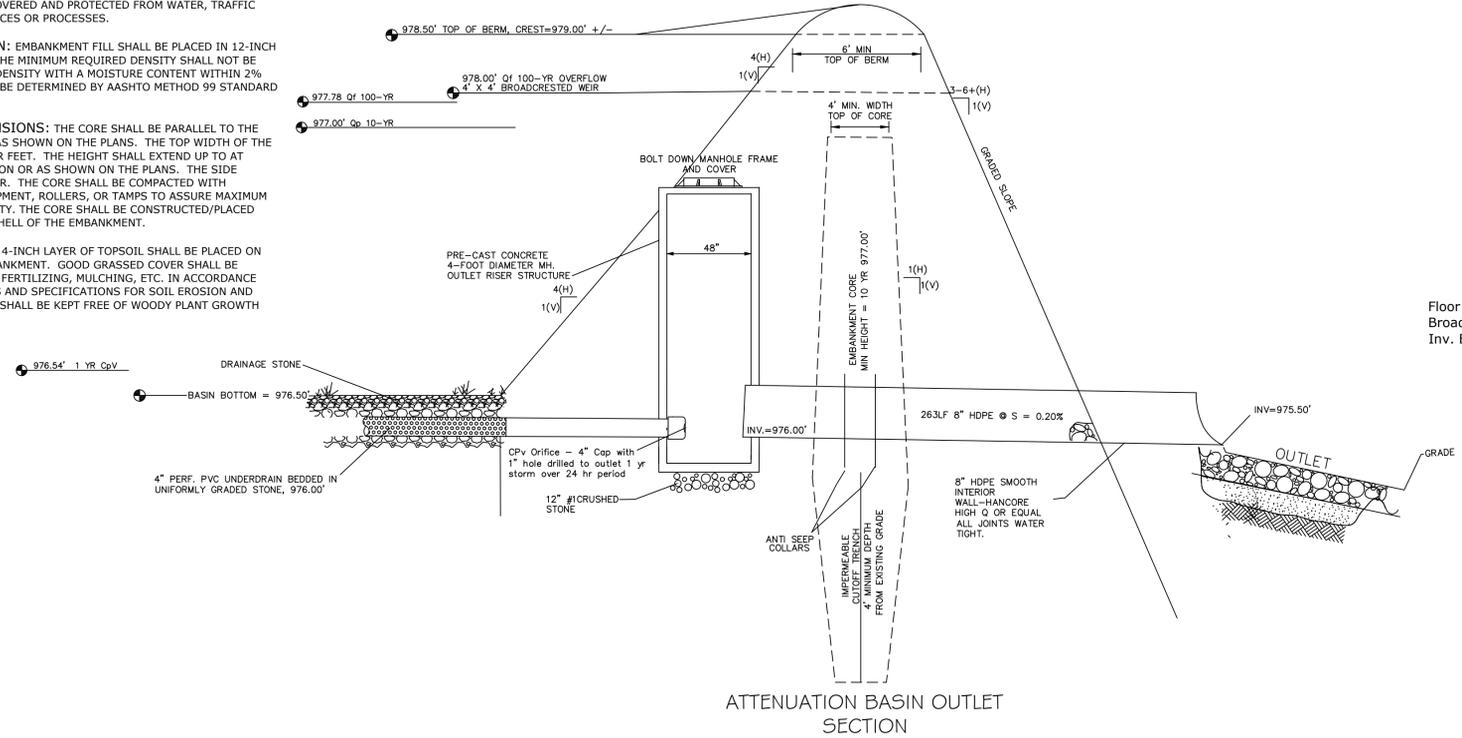
**NOTES:**  
**POND EMBANKMENT CONSTRUCTION:**

1: **EMBANKMENT MATERIAL SPECIFICATIONS:** EMBANKMENT CORE AND CUT OFF TRENCH MATERIAL SHALL BE MATERIAL CONFORMING TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL WITH AT LEAST 30% PASSING #200 SIEVE. CORE AND CUT OFF TRENCH MATERIAL SHALL BE STOCKPILED SEPARATELY FROM OUTER SHELL MATERIAL. MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6-INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS. STOCKPILED MATERIAL SHALL BE COVERED AND PROTECTED FROM WATER, TRAFFIC AND OTHER DELETERIOUS SUBSTANCES OR PROCESSES.

2: **EMBANKMENT COMPACTION:** EMBANKMENT FILL SHALL BE PLACED IN 12-INCH LIFTS MAXIMUM AND COMPACTED. THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM. ALL COMPACTION TO BE DETERMINED BY AASHTO METHOD 99 STANDARD PROCTOR.

3: **EMBANKMENT CORE DIMENSIONS:** THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10 YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION COMPACTION EQUIPMENT, ROLLERS, OR TAMPS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. THE CORE SHALL BE CONSTRUCTED/PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.

4: **EMBANKMENT SURFACE:** A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON ENTIRE SURFACE AREA OF THE EMBANKMENT. GOOD GRASSSED COVER SHALL BE ESTABLISHED BY SEEDING, LIMING, FERTILIZING, MULCHING, ETC. IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. EMBANKMENT SHALL BE KEPT FREE OF WOODY PLANT GROWTH AND TREES.



No.	Date	SYMBOL	REVISIONS Description

**ATTENUATION BASIN DETAILS**

BILL DUTHIE  
 484 RIDGE ROAD  
 LANSING (T) TOMPKINS CO. N.Y.

NEW BUILDING  
 8-18 VERIZON LANE  
 LANSING, NY 14882



**TIMOTHY C. BUHL, P.E.**

35 FIRE LANE 24, AUBURN, NY 13021

DATE: Oct 4, 2023  
 SCALE: 1"=50'  
 DRAWN: SDG  
 JOB:  
 SHEET:  
**C-109**

Existing Subcatchment 2 - ESC-2  
 Existing Site Conditions - Area = 21,518 SF (0.49-AC)

Surface Conditions & Soils:  
 100% Ovid, OaA - Hydrologic Soil Group (HSG) C

Runoff Curve Number = 72, Woods and Brush, Good HSG C Soils  
 Runoff Curve Number = 98, Impervious/Gravel, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 374 lf +/-  
 Sheet Flow, Woods, Lt. Under - 100 lf @ S = 2.1% avg.  
 Shallow Conc. Flow - Woodland - 137 lf @ S = 1.5% avg.  
 Shallow Conc. Flow - Unpaved - 137 lf @ S = 2.2% avg.

To Design Point 2 - (DPE 2)

Existing Subcatchment 1 - ESC-1  
 Existing Site Conditions - Area = 113,643 SF (2.61-AC)

Surface Conditions & Soils:  
 20% Kendaia, KaB - Hydrologic Soil Group (HSG) B  
 80% Ovid, OaA - Hydrologic Soil Group (HSG) C

Runoff Curve Number = 58, Meadow, Good HSG B Soils  
 Runoff Curve Number = 58, Woods and Brush, Good HSG B Soils  
 Runoff Curve Number = 72, Woods and Brush, Good HSG C Soils  
 Runoff Curve Number = 87, Compacted Dirt, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,101 lf +/-  
 Sheet Flow, Dense Grass - 100 lf @ S = 1.8% avg.  
 Shallow Conc. Flow - Short Grassed Pasture - 250 lf @ S = 2.8% avg.  
 Shallow Conc. Flow - Woodland - 583 lf @ S = 2.91% avg.  
 Shallow Conc. Flow - Unpaved - 168 lf @ S = 2.4% avg.

To Design Point 1 - (DPE 1)

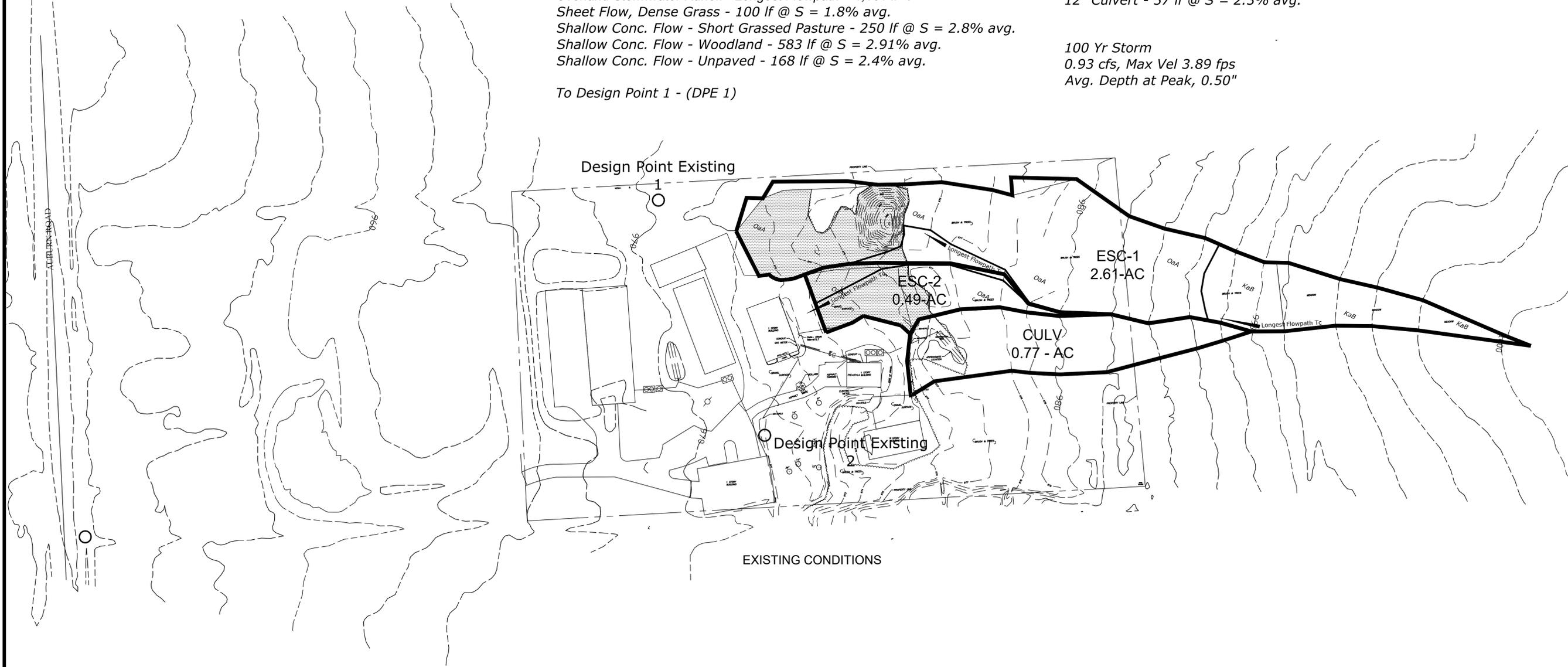
Proposed Culvert Analysis  
 Proposed Site Conditions - PSC-1 Area = 61,729 SF (1.42-AC)  
 Culvert Drainage Area = 33,656 SF (0.77-AC)

Surface Conditions & Soils:  
 100% Ovid, OaA - Hydrologic Soil Group (HSG) C

Runoff Curve Number = 58, Woods and Brush, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 1,043 lf +/-  
 Sheet Flow, Woods, Lt. Underbrush - 100 lf @ S = 2.0% avg.  
 Shallow Conc. Flow - Woodland - 410 lf @ S = 2.4% avg.  
 6" Culvert - 14 lf @ S = 1.5% avg.  
 Trap/Vee Channel Flow - 72 lf @ S = 0.8% avg.  
 12" Culvert - 57 lf @ S = 2.3% avg.

100 Yr Storm  
 0.93 cfs, Max Vel 3.89 fps  
 Avg. Depth at Peak, 0.50"



REFERENCE HYDROCAD (HYDRAULIC & HYDROLOGIC) MODELING RESULTS PRESENTED WITH THESE PLANS

No.	Date	SYN.	Description

HYDRAULIC AND HYDROLOGIC  
 RUNOFF ANALYSIS WORKSHEET  
 EXISTING CONDITIONS

BILL DUTHIE  
 484 RIDGE ROAD  
 LANSTING (T) TOMPKINS CO. N.Y.

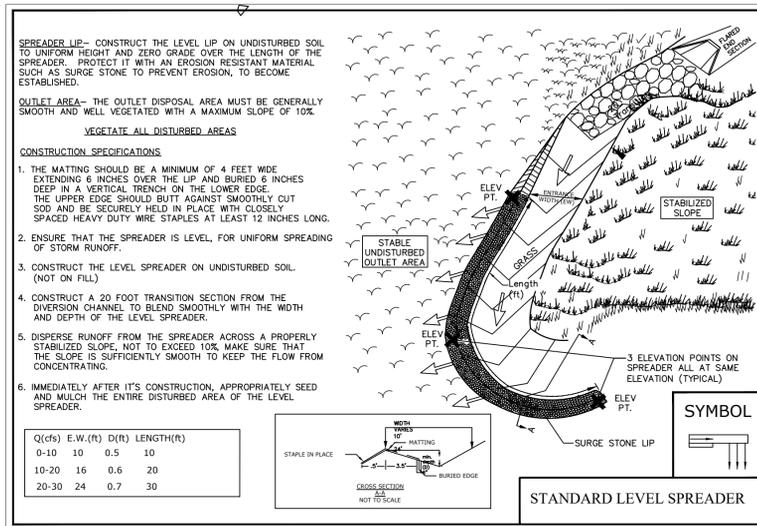
NEW BUILDING  
 8-18 VERTIZON LANE  
 LANSTING, NY 14882



**TIMOTHY C. BUHL, P.E.**

35 FIRE LANE 24, AUBURN, NY 13021

DATE: Oct 4, 2023  
 SCALE: 1" = 70'  
 DRAWN: SDG  
 JOB:  
 SHEET:  
**C-110**



**Proposed Subcatchment 1 - PSC-1**  
**Proposed Site Conditions - Area = 79,048 SF (1.81-AC)**

**Surface Conditions & Soils:**  
 44% Kendaia, KaB - Hydrologic Soil Group (HSG) B  
 56% Ovid, OaA - Hydrologic Soil Group (HSG) C

**Runoff Curve Number = 58, Meadow, Good HSG B Soils**  
**Runoff Curve Number = 58, Woods and Brush, Good HSG B Soils**  
**Runoff Curve Number = 72, Woods and Brush, Good HSG C Soils**

**Overland Stormwater Runoff - Longest Flowpath = 1,043 lf +/-**  
**Sheet Flow, Dense Grass - 100 lf @ S = 1.8% avg.**  
**Shallow Conc. Flow - Short Grassed Pasture - 250 lf @ S = 2.8% avg.**  
**Shallow Conc. Flow - Woodland - 379 lf @ S = 3.3% avg.**  
**Trap/Vee Channel Flow - 171 lf @ S = 1.75% avg.**  
**6" Culvert - 14 lf @ S = 1.5% avg.**  
**Trap/Vee Channel Flow - 72 lf @ S = 0.8% avg.**  
**12" Culvert - 57 lf @ S = 2.3% avg.**

To Design Point 1 - (DPP 1)

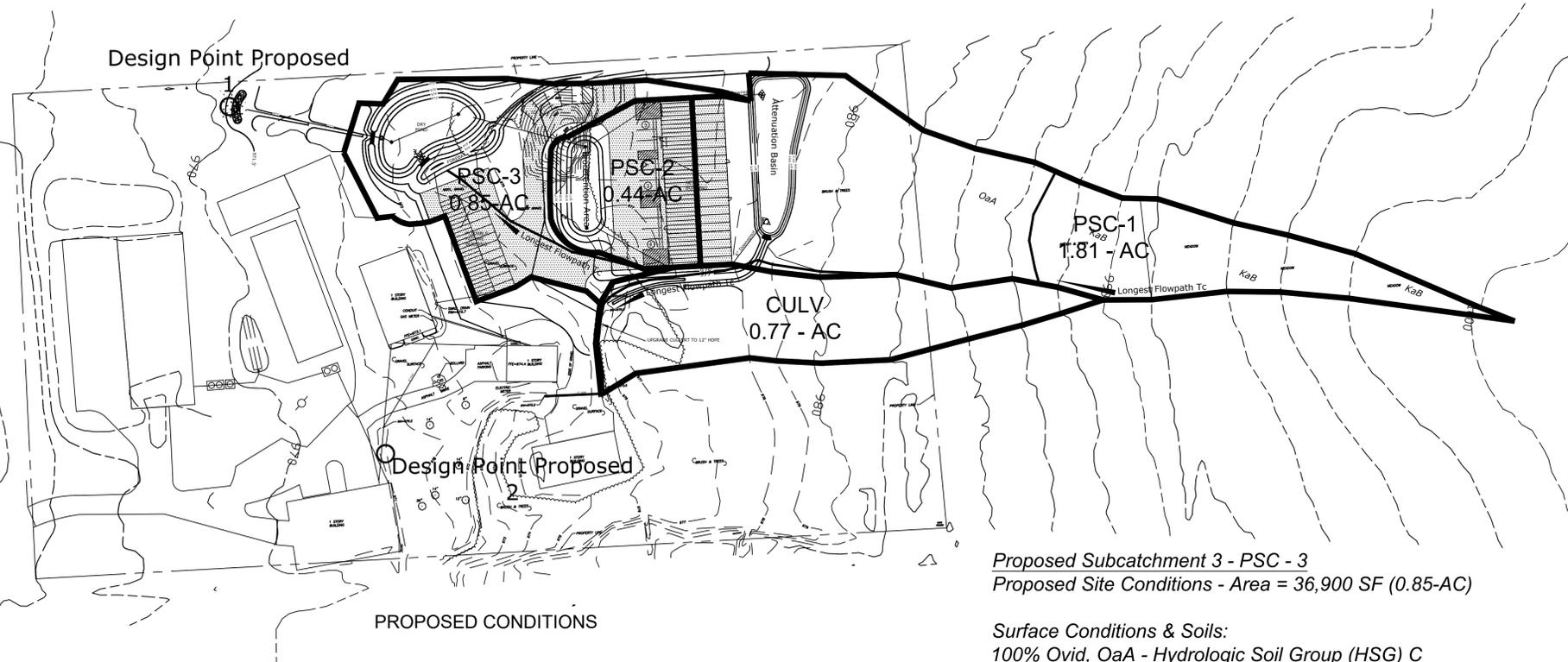
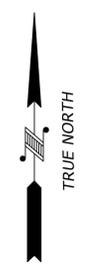
**Proposed Culvert Analysis**  
**Proposed Site Conditions - PSC-1 Area = 61,729 SF (1.42-AC)**  
**Culvert Drainage Area = 33,656 SF (0.77-AC)**

**Surface Conditions & Soils:**  
 100% Ovid, OaA - Hydrologic Soil Group (HSG) C

**Runoff Curve Number = 58, Woods and Brush, Good HSG B Soils**

**Overland Stormwater Runoff - Longest Flowpath = 1,043 lf +/-**  
**Sheet Flow, Woods, Lt. Underbrush - 100 lf @ S = 2.0% avg.**  
**Shallow Conc. Flow - Woodland - 410 lf @ S = 2.4% avg.**  
**12" Culvert - 14 lf @ S = 1.5% avg.**  
**Trap/Vee Channel Flow - 72 lf @ S = 0.8% avg.**  
**12" Culvert - 57 lf @ S = 2.3% avg.**

**100 Yr Storm**  
**3.79 cfs, Max Vel 6.13 fps**  
**Avg. Depth at Peak, 0.73"**



**Proposed Subcatchment 2 - PSC - 2**  
**Proposed Site Conditions - Area = 19,189 SF (0.44-AC)**

**Surface Conditions & Soils:**  
 100% Ovid, OaA - Hydrologic Soil Group (HSG) C

**Runoff Curve Number = 98, Rooftop, Parking, Good HSG C Soils**  
**Runoff Curve Number = 74, >75% Grass, Good HSG C Soils**

**Overland Stormwater Runoff - Minimum 6 minutes**

To Design Point 1 - (DPP 1)

**Proposed Subcatchment 3 - PSC - 3**  
**Proposed Site Conditions - Area = 36,900 SF (0.85-AC)**

**Surface Conditions & Soils:**  
 100% Ovid, OaA - Hydrologic Soil Group (HSG) C

**Runoff Curve Number = 98, Rooftop, Parking, Good HSG C Soils**  
**Runoff Curve Number = 65, Brush, Good HSG C Soils**

**Overland Stormwater Runoff - Minimum 6 minutes**

To Design Point 1 - (DPP 1)

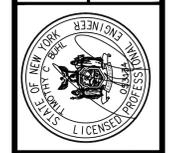
REFERENCE HYDROCAD (HYDRAULIC & HYDROLOGIC) MODELING RESULTS PRESENTED WITH THESE PLANS

NO.	DATE	SYMBOL	DESCRIPTION

**HYDRAULIC AND HYDROLOGIC RUNOFF ANALYSIS WORKSHEET PROPOSED CONDITIONS**

BILL DUTHIE  
 484 RIDGE ROAD  
 LANSEING (T) TOMPKINS CO. N.Y.

NEW BUILDING  
 8-18 VERIZON LANE  
 LANSEING, NY 14882



**TIMOTHY C. BUHL, P.E.**

35 FIRE LANE 24, AUBURN, NY 13021

DATE: Oct 4, 2023  
 SCALE: 1" = 70'  
 DRAWN: SDG  
 JOB:  
 SHEET:  
**C-111**

**AGRICULTURAL DATA STATEMENT**

Section 3, Item b.

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: John Duthie  
Mailing address: 484 Ridge Road Lansing, NY 14882

B. Description of the proposed project: 40 x 70 / cold storage building

C. Project site address: 8-20 Verizon Lane Town: Lansing NY

D. Project site tax map number: 30.-1-16.32

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

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.

D. & C. Mattoon, 1118 East Venice Rd Locke, NY 13092

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.

John Duthie  
Name and Title of Person Completing Form

12/1/25  
Date



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

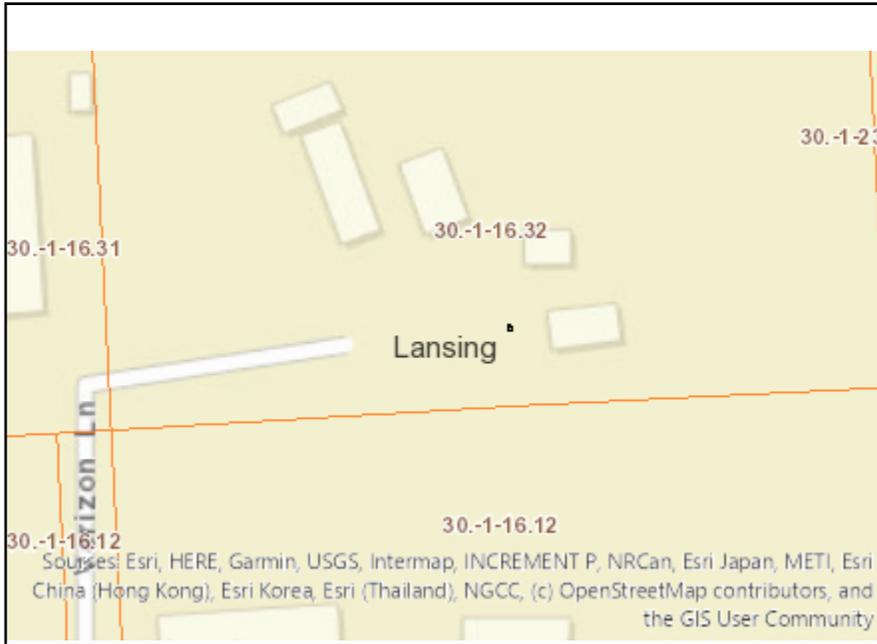
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b><u>Part 1 – Project and Sponsor Information</u></b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u> _____ 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			
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)			
<input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item b.	
5. Is the proposed action,	NO		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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 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 type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input 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 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 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 type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   Agricultural/grasslands   Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input type="checkbox"/> Urban   Suburban</p>		
<p>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?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>16. Is the project site located in the 100-year flood plan?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>    a. Will storm water discharges flow to adjacent properties?</p> <p>    b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p style="background-color: #cccccc;"> </p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p style="background-color: #cccccc;"> </p>
<p>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)?</p> <p>If Yes, explain the purpose and size of the impoundment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p><u>Signature</u> _____ Title: _____</p>		



**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**

Section 3, Item c.

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: MELANIE TOWNER / PETER CLEMENT  
Mailing address: 989 AUBURN Rd 71 N. COUNTRY CLUB DR  
GROTON NY 13073 ROCH NY 14618

B. Description of the proposed project: TWO NEW PARCEL AND ADJUSTING LOT LINES

C. Project site address: 40 NEWMAN Rd Town: LANSING

D. Project site tax map number: 7-1-23.2

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: 203

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.

MELANIE TOWNER PETER T CLEMENT  
989 AUBURN Rd 71 N. COUNTRY CLUB DR  
GROTON 13073 ROCH NY 14618

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.

FRANK TOWNER LAND MAN  
Name and Title of Person Completing Form

7/23/26  
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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">BOUNDARY CHANGE</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">40 NEWMAN RD</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">SALE AND GIFT TO NEIGHBORS AND FAMILY THAT WILL CHANGE OUR BOUNDARY LINES</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">FRANK S. TOWNER</p>		Telephone: 607-339-3209	
		E-Mail: crossroadthecolumn@gmail	
Address: <p style="text-align: center; font-size: 1.2em;">989 AUBURN RD</p>			
City/PO: <p style="text-align: center; font-size: 1.2em;">GROTON</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">13073</p>
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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		203 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?		263 acres	
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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? 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"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?  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"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <u>BRUSH AND HONEY SUCKLE</u>		
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? If Yes,	NO	YES
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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<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: FRANK S. TOWNER Date: 7/23/26  
 Signature: *F. Towner* Title: LAND MAN

# EAF Mapper Summary Report

Monday, February 23, 2020 9:47 AM

**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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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



6221 Mile Lane Road  
Sayre, Pennsylvania 18840

office: 570-888-4344  
fax: 570-888-7161

February 17, 2026

Mr. Nathaniel Rogers, Planner  
Town of Lansing  
29 Auburn Road  
Lansing, NY 14882

RE: Dandy Lansing  
Lansing (T), Tompkins (Co.), NY  
FE Project Number 2020-062

Dear Mr. Rogers:

Dandy Mini Marts, Inc. respectfully requests an extension of time for the approved Dandy Mini-Mart project located within the Town of Lansing.

The Planning Board originally granted approval of the project on March 27, 2023, with an expiration date of March 27, 2026. We encountered several significant delays after conditional approval was given which significantly impacted our ability to begin. The first and most significant was design approval from NYSDOT for our entrances. We originally applied on February 18, 2022, and received approval of design on December 21, 2023, 9 months after the Planning board conditional approval. With NYSDOT approval significant design changes came to the intersection signaling and increased costs. During the 3-year process for approval of this project, building material costs rose dramatically which has forced us to reconsider and rebid many facets of the project. However, as you may have noticed, we are committed to the completion of this project. To date, we have removed trees and growth, demolished all existing structures, brought in numerous yards of fill dirt (effectively putting the site at grade), and have constructed stormwater practices to contain sediment runoff.

We feel that this time extension will allow us sufficient time to move forward while maintaining compliance with all conditions of approval and applicable regulations.

If you have any questions or comments, please feel free to contact me [REDACTED]

Sincerely,

Duane Phillips Jr.  
General Manager

CC: James B. Gensel, Fagan Engineers & Land Surveyors, P.C.