



ZONING BOARD OF APPEALS MEETING

Lansing Community Center, 25 Auburn Rd
Wednesday, March 13, 2024
6:30 PM

AGENDA

SUBJECT TO CHANGE

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

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

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

1. **Call Meeting to Order**
2. **Roll Call**
3. **Action Items**

a.

Project: Installation of one new 32 sq/ft commercial sign for “United Storage”. Two area variances: one for relief from § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements, and a second for relief from § 210-6: Rules Applicable to Residential Sign Districts

Applicant: John Duthie, owner

Location: 484 Ridge Road, TPN 32.-1-3

Project Description: The applicant is applying for relief to install a new 32 sq/ft sign for their storage business. The following (two) variances are requested: One area variance from Town of Lansing Zoning Law §270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for front yard (west) 37 feet where 80 feet is required within R2 Zoning located on State RT 34. A second area variance from Town of Lansing Sign Law §210-6 Rules Applicable to Residential Sign District for a 32 sq/ft sign where 18 sq/ft is required within Residential Sign District

SEQR: This is an Unlisted action

Anticipated Action: review of the application and SEQR determination

b.

Project: Demolition of existing and construction of new two-story single-family home located in L1 zoning with lake frontage

Applicant: Kristin Bartholomew, owner’s agent

Location: 18 Ladoga Park West, TPN 33.-1-50

Project Description: Demolition of existing and construction of new two-story single-family home located in L1 zoning with lake frontage. Four area variances are requested for relief from Town of Lansing Zoning Law §270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for front yard (west) 27.33 feet where 30 feet is required, front yard (south) 14.92 feet where 30 feet is required, and side yard (north) 3.08 feet where 10 feet is required. The minimum open space requirements dictate only 25% max lot coverage where applicant seeks 28% coverage

SEQR: This is an Type II action requiring no further action

Anticipated Action: review of the application / set public hearing date

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.

Town of Lansing Sign Variance

-**Project Narrative:** To install a business sign

-The property owner gives written permission here to request a variance for business sign

Bill Duthie

-Balancing Test Question Answers (Area)

The sign was already made based on what we thought was the size allowance. We don't want to have to waste the sign and the \$2000 the sign cost to make.

There will be **no** undesirable changes in the neighborhood character or nearby properties.

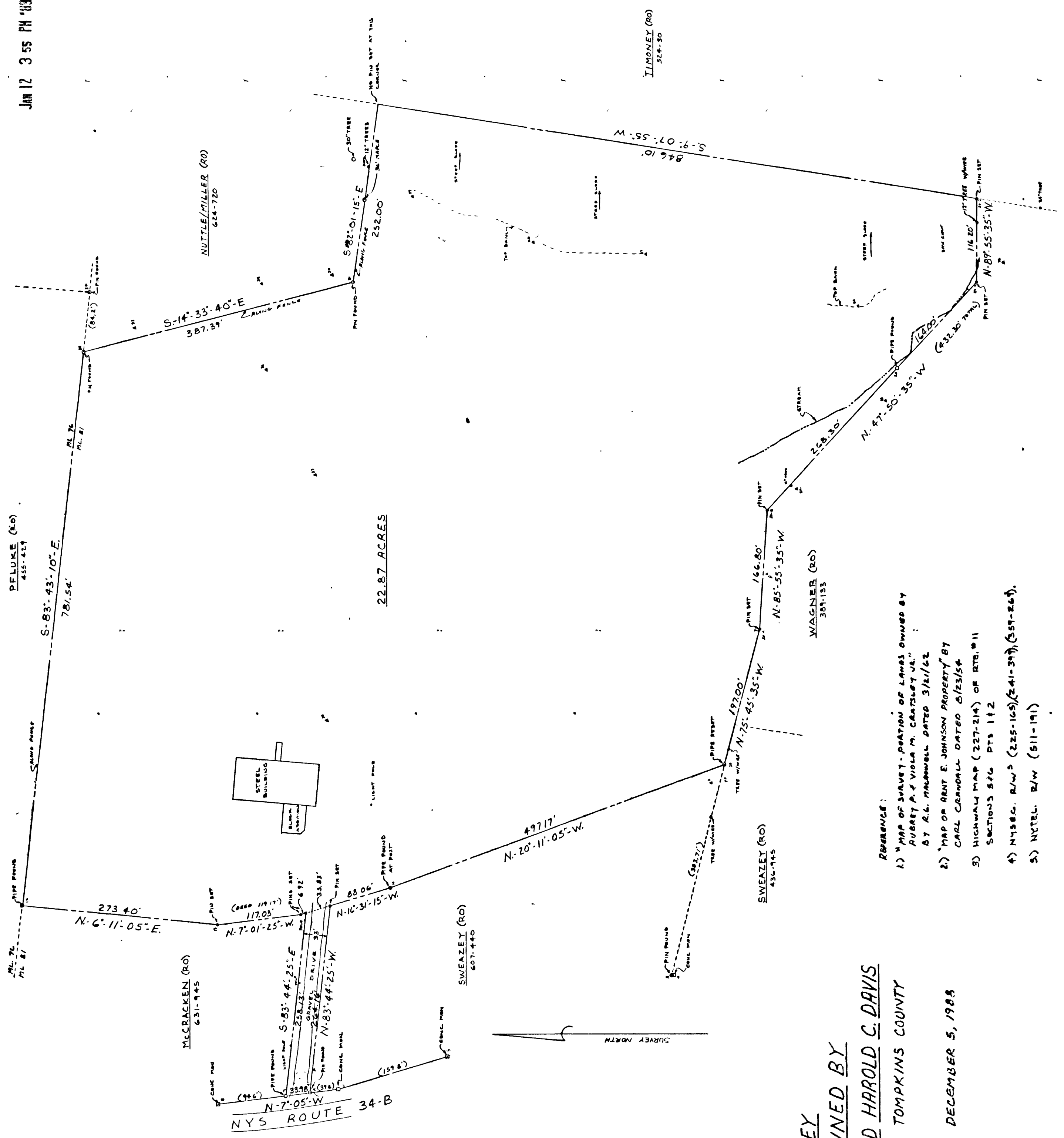
The request is substantial to be able to use the sign (\$2,000) that was built and created by Craig Christopher who checked with Town on size requirements.

There will be **no** adverse physical or environmental effects.

The difficulty is **not** self created

-Environmental Assessment form already submitted by Craig Christopher

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TOMPKINS COUNTY CLERK
JAN 12 3 55 PM '83

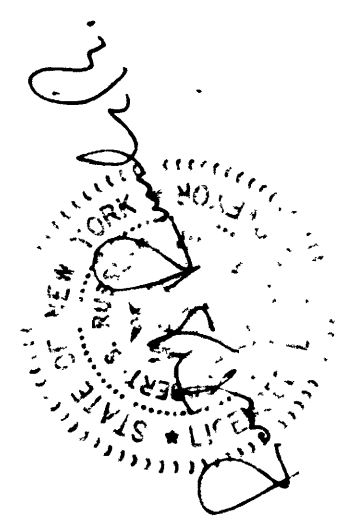


- REFERENCE:
- 1) "MAP OF SURVEY - PORTION OF LANDS OWNED BY RUBY A. & VIOLA M. CRATLEY JR." BY R.L. MALMULL DATED 3/21/42
 - 2) "MAP OF RENT E. JOHNSON PROPERTY" BY CARL CARROLL DATED 5/23/54
 - 3) HIGHWAY MAP (227-214) OF RT. # 11 SECTIONS 5/6 PTS 1 & 2
 - 4) NYSEC. R/W'S (225-165) (241-397) (59-268)
 - 5) NYTEL. R/W (511-191)

MAP OF SURVEY
PARCEL OF LAND OWNED BY
HERBERT B. ROBINSON AND HAROLD C. DAVIS

TOWN OF LANSING ML. # 81 TOMPKINS COUNTY
NEW YORK

SCALE 1"=100'
DECEMBER 5, 1983



MAP AND SURVEY BY ROBERT S. RUSSELL, JR.
LAND SURVEYOR - N.Y.S. LICENSE NO. 049709-1

DRAWER 371

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

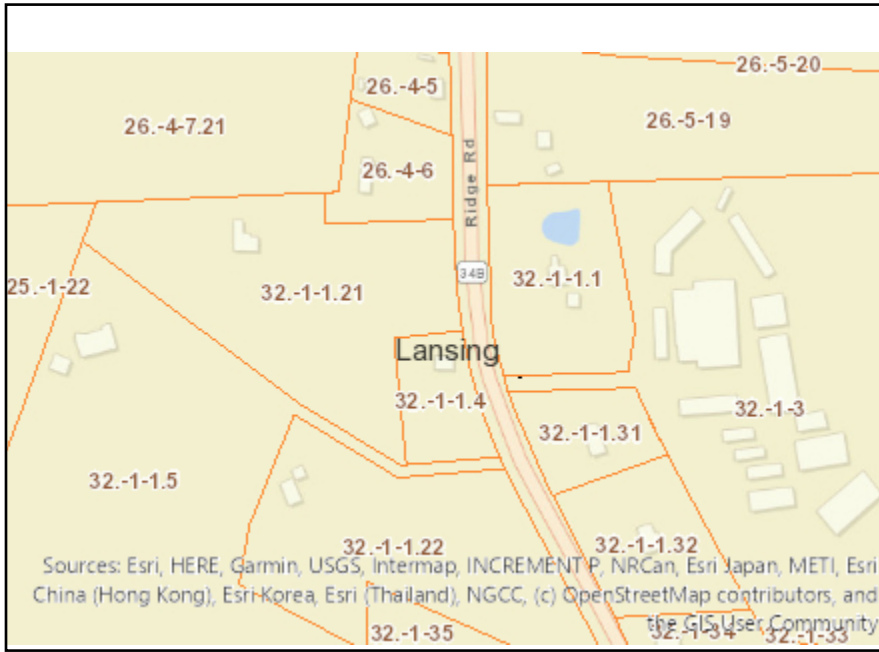
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
United Storage Sign			
Name of Action or Project: 484 Ridge Rd Lansing			
Project Location (describe, and attach a location map): Already sent in a map on online form			
Brief Description of Proposed Action: Already sent in. (Project Narrative)			
Name of Applicant or Sponsor: William Duthie		Telephone: 6073791445	
		E-Mail: unitedstorageny@gmail.com	
Address: 484 ridge rd			
City/PO: ansing		State: ny	Zip Code: 14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input 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 type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 22 acres			
b. Total acreage to be physically disturbed? _____ .001 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 22 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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ N/a		
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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>William Duthie</u> Date: <u>2/5/24</u></p> <p>Signature: <u>William Duthie</u> Title: <u>Owner</u></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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	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



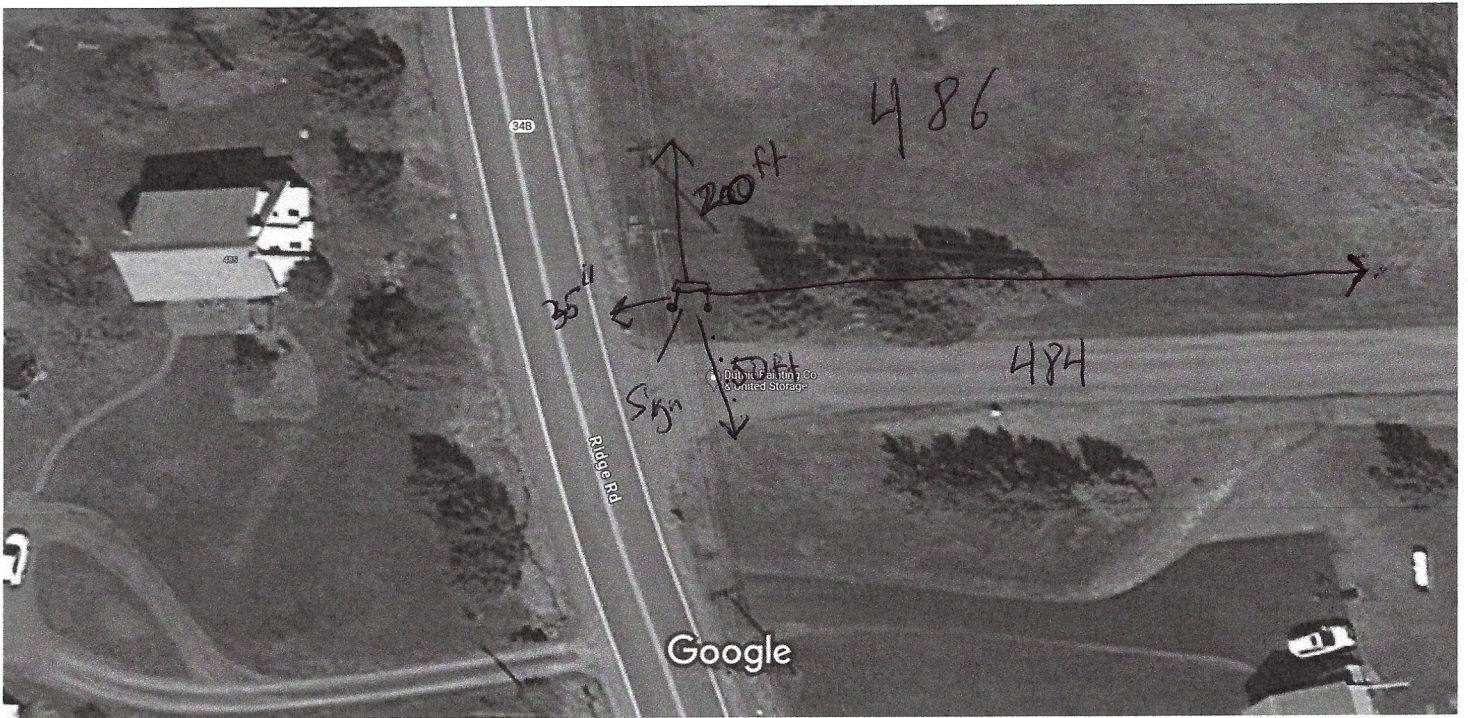


Town of Lansing Sign Variance

-Project Narrative: We would like to install a 32sq/ft sign at our place of business for advertising. We are requesting a sign variance for size. The permitted size of the sign on mixed-residential land is 18sq/ft I think?? Due to a mix up in communication somewhere along the line, the sign was made thinking it was within the proper guidelines, but learned that it was actually too large after it was finished. We are hoping that we will be able to use the sign as I don't see any interference with other properties, or neighbors. The cost was already paid of \$2,000, and I'm hoping not to have to waste the sign materials/labor to make. I know a simple mix-up in communication can happen and the difference between commercial and residential sign size was the issue. We have been a Lansing business for 50+ years and used to be zoned commercial/industrial before having the zoning changed to mixed-residential, even though we still operated our business and have been since 1973.

I don't see any changes to the neighborhood character or any nearby properties. I don't see any adverse physical or environmental effects. The sign will not be lighted either. NYSEG and Bolton Point have already marked their water/electrical lines and there is no issue there. The sign has ample space on all 4 sides from property lines and will be installed to the north of our driveway in a nice location.

Google Maps



Imagery ©2024 New York GIS, Map data ©2024 20 ft

The sign will be 50 ft from South property line
 35 ft from West property line
 20 ft from North property line
 1,000 ft from East property line

(We also own 486 property which borders on the North side)



This Indenture

Made the ^{1st} day of January

Nineteen Hundred and Eighty-Nine.

Between

HERBERT B. ROBINSON, JR. of 450 Lansingville Road,
Lansing, New York and HAROLD C. DAVIS of 45 Ford Hill Road,
Lansing, New York, individually and as tenants in common.

RECEIVED
..800.00.....
REAL ESTATE

JAN 12 1989

TRANSFERTAX
TOMPKINS
COUNTY

parties of the first part, and

WILLIAM J. DUTHIE of 431 Auburn Road, Lansing, New York.

Witnesseth that the parties of the first part, in consideration of ^{party of the second part,}

-----ONE and XX/100----- Dollar (\$1.00-----)
lawful money of the United States, other good and valuable consideration
paid by the party of the second part, does hereby grant and release unto the
party of the second part, his heirs
and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing,
County of Tompkins, State of New York, being a part of the
Military Lot 81 in said Town, more particularly bounded and
described as follows:

Beginning at an iron pipe set in the east line of New York State
Route 34B at the southwest corner of premises reputedly owned by
McCracken by deed recorded in the Tompkins County Clerk's Office
in Liber 631 of Deeds at Page 945, said point also being 99.6
feet southeasterly along said east highway line from an existing
concrete monument; thence south 83 degrees 44 minutes 25 seconds
east 258.13 feet to a set pin; thence north 16 degrees 31 minutes
15 seconds west 6.92 feet to a set pin; thence north 7 degrees 01
minutes 25 seconds west 117.03 feet to a set pin; thence north 6
degrees 11 minutes 05 seconds east 273.40 feet to an iron pipe in
the common line marking the north line of Military Lot 81 and the
south line of Military Lot 76; thence south 83 degrees 43 minutes
10 seconds east along said common line 781.54 feet to a pin;
thence south 14 degrees 33 minutes 40 seconds east along a fence
line 387.39 feet to a pin; thence south 82 degrees 01 minute 15
seconds east along a fence line and passing through a 36 inch
maple tree, a total distance of 252 feet to a point; thence south
9 degrees 07 minutes 55 seconds west 846.10 feet to a set pin;
thence north 89 degrees 55 minutes 35 seconds west passing
through or near a 12 inch tree a total distance of 116.20 feet to
a set pin; thence north 47 degrees 50 minutes 35 seconds west
passing through an iron pipe at 164 feet, a total distance of
432.30 feet to a set pin; thence north 85 degrees 55 minutes 35
seconds west 166.80 feet to a set pin; thence north 75 degrees 45
minutes 35 seconds west 197 feet to an iron pipe; thence north 20
degrees 11 minutes 05 seconds west 497.17 feet to an iron pipe;
thence north 16 degrees 31 minutes 15 seconds west 88.0 feet to a
set pin; thence north 83 degrees 44 minutes 25 seconds west
264.16 feet to a pin in the east line of New York State Route
34B; thence north 7 degrees 05 minutes west 33.98 feet to the
point or place of beginning, containing 22.87 acres, said
description being in accordance with a survey entitled "Map of
Survey Parcel of Land Owned by Herbert B. Robinson and Harold C.
Davis, Town of Lansing, M.L. No. 81, Tompkins County, New York"
made by Robert S. Russler, Jr., L.L.S., dated December 5, 1988, a
copy of which is intended to be filed concurrently herewith in
said Clerk's Office.

Being the same premises described in a deed to the Grantors herein from Aubrey P. Cratsley, Sr. and Viola M. Cratsley dated April 14, 1962 and recorded in said Clerk's Office on April 27, 1962 in Liber 439 of Deeds at Page 757.

Together with any strips, gores or parcels of land, if any, which may lie between the above-described premises and the actual boundaries as shown on the deed to the Grantors herein and the fence line, hedgerows, streams and other established lines of occupation on the north, south, east and west sides thereof excluding the boundary 33.98 feet in width along the east side of New York State Route 34B.

Subject to the following insofar as they may affect the above-described premises:

(1) A right of way granted to New York State Electric & Gas Corp. by Milton B. Sands & Alma B. Sands dated April 3, 1930 and recorded in said Clerk's Office on February 25, 1931 in Liber 225 of Deeds at Page 165;

(2) An easement granted to New York State Electric & Gas Corp. by Alma H. Sands and Milton Sands by instrument dated March 25, 1953 and recorded in said Clerk's Office on July 3, 1953 in Liber 359 of Deeds at Page 269;

(3) Fishing rights as granted to the People of the State of New York by the Grantors herein by deed dated July 17, 1967 and recorded in said Clerk's Office on September 26, 1967 in Liber 471 of Deeds at Page 857; and

(4) A right of way granted to New York Telephone Company by Harold Davis by instrument dated July 18, 1973 and recorded in said Clerk's Office on October 4, 1973 in Liber 511 of Deeds at Page 191.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, his heirs and assigns forever.

And said Parties of the First Part,

First, That the party of the second part shall quietly enjoy the said premises; covenant as follows:

Second, That said Parties of the First Part

will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hands and seal the day and year first above written.

In Presence of

Herbert B. Robinson, Jr.
HERBERT B. ROBINSON, JR.
Harold C. Davis
HAROLD C. DAVIS

State of New York
County of TOMPKINS
before me, the subscriber, personally appeared

On this 12th day of January
Nineteen Hundred and Eighty-Nine.

HERBERT B. ROBINSON, JR. and HAROLD C. DAVIS

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they acknowledged to me that they executed the same.

Frederick Beck Jr.
FREDERICK BECK JR.
Notary Public, State of New York
Qualified in Tompkins Co. No. 020927
My Commission Expires November 30, 1989
Notary Public

Beed

WARRANTY WITH LIEN COVENANT

HERBERT B. ROBINSON, JR. and
HAROLD C. DAVIS

TO

WILLIAM J. DUTHIE

Dated, January 1 19 89

RECEIVED
TOMPKINS COUNTY CLERK

JAN 12 3 55 PM '89

*Reverend - Albany to
ROBERT J. LAWES
417 N. SARATOGA ST
SARATOGA, NEW YORK 14706*

*14.00
100.00
Stamps*

*1989
TOMPKINS COUNTY CLERK
SARATOGA, NEW YORK*

AGRICULTURAL DATA STATEMENT

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

A. Name of applicant: Bill Duthe
Mailing address: 484 Ridge Rd Lansing, NY 14882

B. Description of the proposed project: Installation of a sign for business advertising

C. Project site address: 484 Ridge Rd Town: Lansing

D. Project site tax map number: 32.-1-3

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: .001

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

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

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

~~~~~

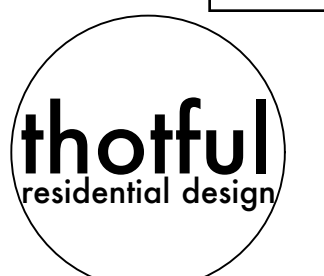
### FARM NOTE

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.

~~~~~

Bill Duthe owner
Name and Title of Person Completing Form

1/3/24
Date



607-277-1559

dawn kleeschulte and richard warkentin residence
18 ladoga park road
lansing, ny 14882

description	date
bid set	11.6.23
permit set	
add #1	
title:	
SURVEY - HOUSE	
drawn by:	kmb
checked by:	jer
scale:	as noted
sheet number	

0' 20' 40' 60'



SCALE: 1"=30'

MAGNETIC 2003

N

existing house -
2'-6" from
property line
proposed house -
3'-1" from
property line

25' setback line

30' setback line

GARAGE

HOUSE

PARCEL B

"INCLUDE ALL RIGHT, TITLE
& INTEREST TO THE LOW
WATER MARK OF CAYUGA LAKE"

CONCRETE BREAKWALL

LAKE

TITLE INFORMATION
DAWN KLEESCHULTE & RICHARD WARKENTIN
SEE INSTRUMENT No. 2017-10259

PARCEL A TAX MAP No. 33-1-33 AREA=0.168 ACRES
PARCEL B TAX MAP No. 33-1-50 AREA=0.171 ACRES

S 50°58'15" W 115.69'

TBM ELEV
SLAB=385.3'

ENTR
ELEV
=387.9'

ENTR
ELEV
=388.50'

dashed line is existing
house footprint (2212 SF)
shaded area is proposed
house footprint (2146 SF)

S* 29°28'40" E
55.48'

*N 66°09'44" E 100.39'

N 19°57'05" W
85.73'

13'-2 1/2"

16'-9"

19'

5'-4"

115.69'

5'-10"

5'-10"

27'-4"

27'

14'-11"

100.39'

14'-0 1/4"

14'-5 1/2"

8'-7 1/2"

7'-8 1/2"

112"

BRIEF DESCRIPTION

The current house is a one story cottage with a sleeping loft and a breezeway to a garage with an apartment on its second floor. The owners would like to add a full second floor and connect the apartment above the garage to the second floor of the main house to make this a forever home for the family to gather. The current house is sitting on an inadequate foundation to add a second floor. The proposal is to tear down the cottage and rebuild on its existing footprint with slight modifications. We are applying for a zoning variance to align the house and the garage (which currently sits at a 8% angle from the house and swings toward the neighbors property.) We are also proposing to combine two bump outs on the north side of the house (which is already over the setback line) into a single element that protrudes less into the setback. The house currently is out of compliance as it exceeds the setbacks on all sides of the house because of the unique shape of the property and the lack of road frontage.

TEST QUESTION ANSWERS

Can the benefit be achieved by other means ?- We are looking for the easiest path to move forward on a tricky site where the house is out of compliance. We could keep the exact footprint but it would be much easier to build without the garage at an angle and the garage is currently so close to the neighbors carport (which is and partially over the property line) that construction and siding will be nearly impossible to achieve without moving it slightly.

Will there be an undesirable change in the neighborhood character or nearby properties?

We do not feel that the change will in any way impact the neighborhood. The immediate neighbor to the north will gain a small amount of breathing room.

Is the request substantial?

In looking at the survey, we are proposing very minor changes to make construction more straightforward. In all ways the slight proposed modifications pull the property further from the property line and in addition we are actually making the footprint slightly smaller in all directions.

Will this request have adverse physical or environmental effect?

None whatsoever.

Is the difficulty self created?

We could stick to the exact footprint but it adds unnecessary complexity to the build and the changes will slightly improve distances from the property line.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Kristin Bartholomew/Thotful Design LLC			
Name of Action or Project: Kleeschulte/Warkentin Residence-new build			
Project Location (describe, and attach a location map): 18 Ladoga Park Road, Lansing Ny 14882			
Brief Description of Proposed Action: The project is a new home to be built on the existing noncompliant footprint of an existing home. The minor changes we are proposing, align the garage to the house, where it is currently at an 8° angle to the home. In addition, there are two bump outs on the north side of the house that we are proposing to combine into one bump out which reduces encroachment into the setback. We are also proposing to reduce the footprint by approximately 60 square ft.			
Name of Applicant or Sponsor: Kristin Bartholomew		Telephone: 607-277-1559	
		E-Mail: Thotfuldesign@gmail.com	
Address: 35 Myers Road			
City/PO: Lansing		State: Ny	Zip Code: 14882
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		.171 acres	
b. <u>Total acreage to be physically disturbed?</u>		.05 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		.339 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

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

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

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?
 Lake Sturgeon NO YES

16. Is the project site located in the 100-year flood plan?
 NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
 If Yes, NO YES

 a. Will storm water discharges flow to adjacent properties?
 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
 If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
 If Yes, explain the purpose and size of the impoundment: _____

 NO YES

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: _____

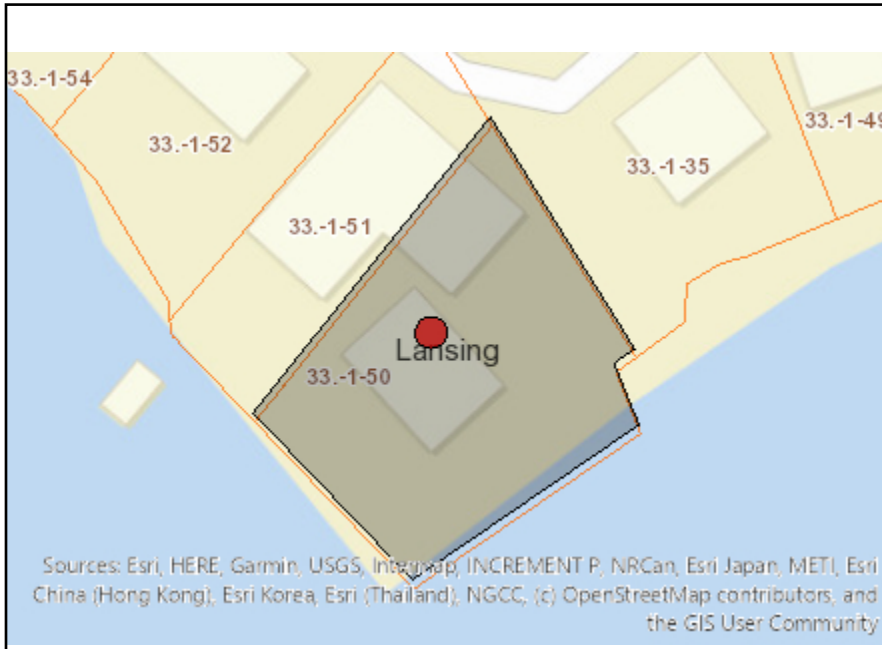
 NO YES

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

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

Applicant/sponsor/name: Kristin Bartholomew Date: 1/18/2025
Signature Kristin Bartholomew Title: Residential Designer



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



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

SUBJECT TO AND TOGETHER WITH an encroachment agreement dated June 17, 2013 and recorded in the Tompkins County Clerk's Office as Instrument No. 2013-08102.

BEING a portion of the same premises conveyed by to Joseph Daley by Executor's Deed from Ann M. McNamara, individually, and as Executor of the Last Will and Testament of Nicholas J. Barra dated June 20, 2013 and recorded June 20, 2013 in the Tompkins County Clerk's Office as Instrument No. 2013-08100.

PARCEL B

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, Tompkins County, New York, on Military Lot No. 86 of said Town and more particularly bounded and described as follows:

BEGINNING at a point at the southeasterly corner of premises now or formerly of Mahool (617/727) which point is marked by a found iron pin in the asphalt;

Thence South $50^{\circ}58'15''$ West along the southerly line said Mahool premises 109.42 feet to a point marked by a found iron pipe and continuing on same course an additional 6.27 feet to a computed point for a total course distance of 115.69 feet;

Thence South $29^{\circ}28'40''$ East 55.48 feet to a point marked by a found iron pin;

Thence North $66^{\circ}98'44''$ East 100.39 feet to a point marked by a found iron pipe in the southwesterly corner of premises now or formerly of Heck (441/3);

Thence North $19^{\circ}57'05''$ West along the westerly line of said Heck premises 44.25 feet to a point marked by a found iron pipe and continuing along said same course an additional 34.30 feet to a point marked by a found iron pipe and further continuing on same course an additional 7.18 feet to the point and place of beginning, for a total course distance of 85.73 feet.

TOGETHER WITH all right, title and interest of the grantor in and to the land and foreshore to the low water mark of Cayuga Lake.

TOGETHER WITH the rights, in common with others, to ingress and egress over the 15 foot wide common driveway and over the eight foot wide driveway to its intersection with Ladoga Park Road as set forth in the deed recorded in the Tompkins County Clerk's Office in Liber 443 of Deeds at page 728.

SUBJECT TO the following:

1. Easement granted to New York State Electric & Gas Corporation by instrument recorded in the Tompkins County Clerk's Office in Liber 599 of Deeds at Page 61.
2. Right of way and easement granted to the Town of Lansing, recorded in the Tompkins County Clerk's Office in Liber 742 of Deeds at page 12.

SCHEDULE A

PARCEL A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, situate on Military Lot No. 86 in said Town, more particularly bounded and described as follows:

BEGINNING at a point marked by found iron pipe located on the northeasterly line of a 15-foot right of way, being also the northwesterly corner of premises now or formerly of Milner (Instrument No. 489098-001);

Thence North $51^{\circ}51'29''$ East along said Milner premises passing through a point marked by a found iron pin at 43.00 feet and continuing along said course an additional 112.38 feet to a computed point in the westerly line of premises now or formerly of Desch (Instrument No. 592161-001) for a total course distance of 155.38 feet;

Thence North $08^{\circ}58'04''$ along said Desch premises 28.95 feet to a computed point being the northwest corner of said Desch premises;

Thence South $81^{\circ}51'00''$ West 41.32 feet to a computed point;

Thence South $53^{\circ}28'32''$ West 126.79 feet in part along the southerly line of premises now or formerly of Beach (703 Deeds 306) passing through a point marked by a found iron pipe at 105.84 feet and continuing along said course an additional 20.95 feet to a point marked by a found iron pin in the southwest corner of said Beach premises and the northeasterly line of the aforementioned 15 foot right of way, for a total course distance of 126.79 feet;

Thence South $30^{\circ}07'38''$ East along the easterly line of the said 15 feet right of way 50.00 feet to the point and place of beginning.

TOGETHER WITH all right, title and interest in and to those portions of the 15 foot right of way lying between the northwesterly and southeasterly lines of the above described premises to the centerline of said right of way.

TOGETHER WITH rights for ingress and egress to said premises on and over a 15 foot right of way shared in common with other owners of the premises on Ladoga Landing and Myers Road.

SUBJECT TO rights of the public and others to travel on and over the aforesaid 15 foot right of way.

SUBJECT TO the restriction set forth in Liber 386 of Deeds at page 269 that the purchasers and their assigns shall keep the premises free and clear of waste materials and garbage, and anything that would constitute a nuisance on the premises, and no alcoholic liquors shall be sold on the premises, and no buildings shall be built on the premises except a private garage, but no part of it shall be used for living quarters; and it is understood that no commercial enterprise shall be allowed or conducted on the premises directly or indirectly.

TOGETHER WITH AND SUBJECT TO a driveway agreement dated June 14, 2013 and recorded in the Tompkins County Clerk's Office as Instrument No. 2013-08103.

TOGETHER WITH AND SUBJECT TO an Agreement dated June 17, 2011 and July 1, 2011 between Nicholas J. Barra, Beverly Bortz, William Burin, Noel Desch and Janet Desch and the Norfolk Southern Railway Company, recorded in the Tompkins County Clerk's Office on July 7, 2011, being Instrument No. 577569-001.

SUBJECT TO and TOGETHER WITH the restriction set forth in Liber 443 of Deeds at page 728 that the purchaser and his assigns agree to keep the premises free and clear of waste materials and garbage and anything that would constitute a nuisance on the premises and it is agreed that no alcoholic liquors will be sold on the same and that no buildings will be built on the premises except such as shall reasonably conform with other similar premises and to build on a line with other premises so there will be no projection of one cottage ahead of the others. It is further understood that no boathouse or other structures, except a boat dock, shall be built along or on the shore so that they would project ahead of cottage sites except to the extent modified by decision of the Honorable Walter J. Relihan, Jr. dated February 8, 2005 and recorded in said Clerk's Office as Instrument Number CJ009535-001. It is understood that such drainage bath and sanitary arrangements shall be so made that the water supply shall not be contaminated or anything that would cause unhealthy conditions on the premises. It is further understood that the grantee herein, his representatives or assigns shall conduct no commercial enterprises on the premises either directly or indirectly.

When and in the event the present driveway marked "Driveway" on a survey map entitled "SURVEY MAP PORTION OF GRACE BREWER PROPERTY, SOUTH SHORE LADOGA POINT, CAYUGA LAKE, MYERS, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK" originally dated October 7, 1960, prepared by T. G. Miller Associates, P.C., a copy of which map was filed in the Tompkins County Clerk's Office in Map Book E-1, Page 57, is moved further to the rear from the Lake, the driveway from the premises herein conveyed, marked "Existing Driveway" on said map, shall be extended to a width of 8 feet, to approach and connect with the 15 foot driveway used by other lot owners.

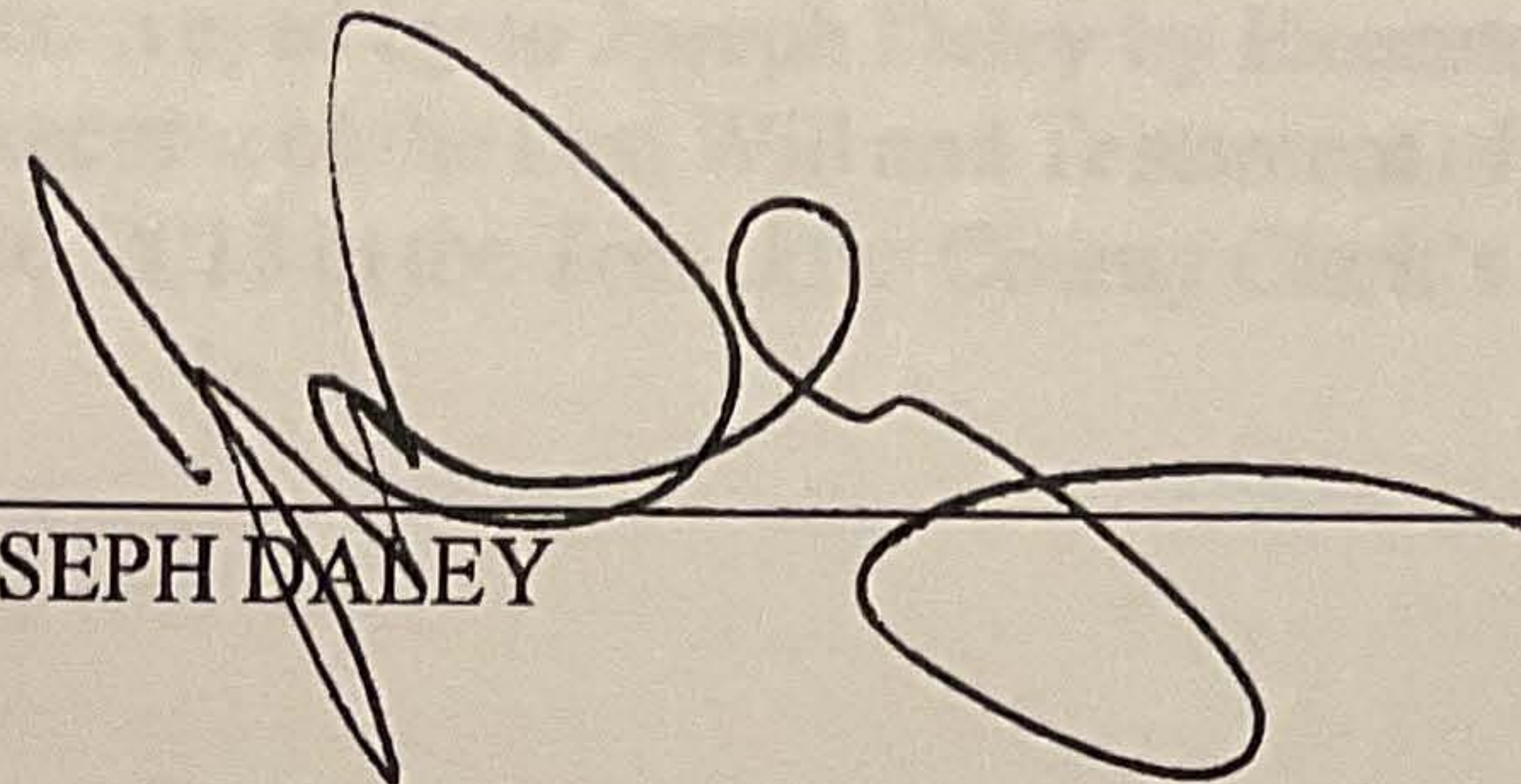
TOGETHER WITH the right that restricts the owners of the lot to the east from constructing any building, house trailer or other structure on said area lying between the rights and easements of egress and ingress, as shown on said map filed at Map Book E-1, Page 57.

BEING a portion of the same premises conveyed to Joseph Daley by Executor's Deed of Ann M. McNamara, individually, and as Executor of the Last Will and Testament of Nicholas J. Barra dated June 20, 2013 and recorded June 20, 2013 in the Tompkins County Clerk's Office as Instrument No. 2013-08100.

Parcels A and B above are more particularly shown on a survey map entitled "Survey Map Showing Portion of Lands of Joseph Daley Located on Ladoga Park West, Town of Lansing, Tompkins County, New York," made by T.G. Miller, P.C., Engineers and Surveyors, dated April 7, 2017, which survey is incorporated herein by reference hereto and which survey is intended to be filed concurrently herewith.

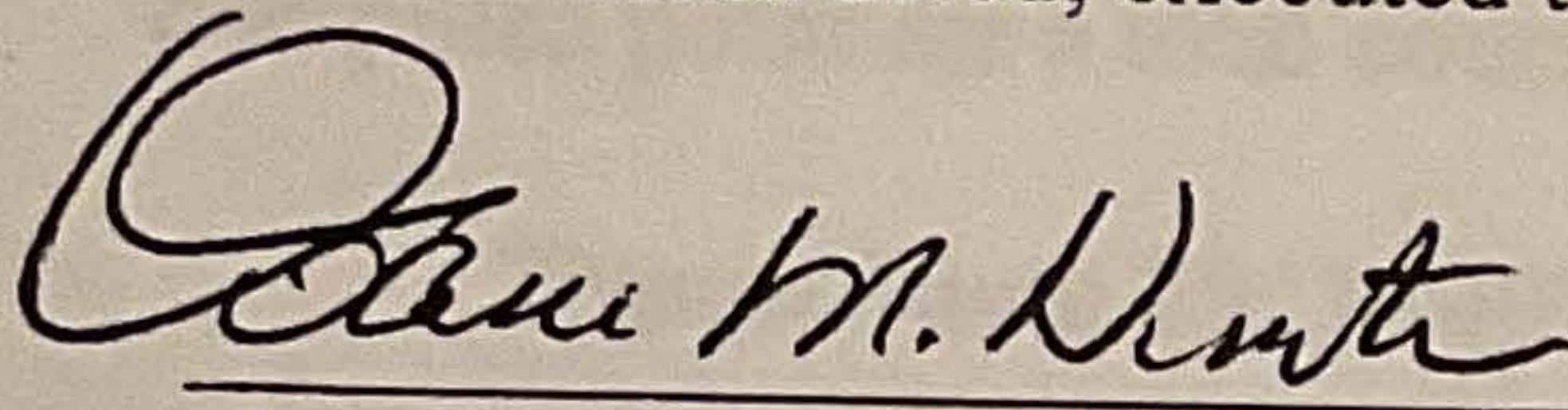
IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF


JOSEPH DALEY

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss:

On the 25TH day of May in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared JOSEPH DALEY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

JOANNE M. HUNTER
Notary Public, State of New York
No. 4943753
Qualified in Tompkins County 18
Term Expires October 31, 2018

**WARRANTY DEED
with Lien Covenant**

THIS INDENTURE made this 24th day of May, in the year Two Thousand Seventeen

BETWEEN

JOSEPH DALEY of 306 East State Street, Ithaca, New York 14850

party of the first part

AND

DAWN KLEESCHULTE and RICHARD H.J. WARKENTIN, of 104 Sperry Lane, Ithaca, New York 14850, wife and husband, as tenants by the entirety,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE AND NO/100 Dollars (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, his or her heirs, distributees, executors, successors and assigns forever,

The premises are more fully described on the attached Schedule A.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his or her heirs, distributees, executors, successors and assigns forever,

AND the party of the first part covenants as follows:

FIRST, that the party of the second part shall quietly enjoy the said premises;

SECOND, that said party of the first part will forever **WARRANT** the title to said premises.

THIRD, that, in compliance with Sec. 13 of the Lien Law, the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

No known easements /
covenants

To: The Town of Lansing Zoning Dept:
RE: Variance

I give my permission for Kristen Bartholomew
of Thoughtful Design LLC to submit a
variance on my behalf for construction
@ 18 Ladoga Pk.

Thank you,
Karin Kleckulte
(607) 342-6923