



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, August 25, 2025
6:30 PM

AGENDA

SUBJECT TO CHANGE

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

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

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

1. Call Meeting to Order

2. Roll Call

3. Action Items

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

Applicant: Amanda Ryen, owners (real estate) agent

Location: 424 Lansingville Road TPN16.-1-22.2

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

SEQR: Unlisted Action – SEAF part 2 required

Anticipated Action: Complete Public Hearing & SEAF pt 2 form, issue final approvals/conditions

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

Applicant: Karin Burke, owner

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

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

SEQR: Unlisted Action – SEAF part 2 required

Anticipated Action: Complete Public Hearing & SEAF pt 2 form, issue final approvals/conditions

c. **Project:** Preliminary Plat Review of Minor Subdivison (2 Lots) - 130 Asbury Rd

Applicant: Craig Christopher, owner

Location: 130 Asbury Rd TPN 37.1-4-2.9

Project Description: Minor subdivision of lands located at 130 Asbury Rd into two parcels: “Parcel A” (1.601 acres), “Parcel B” (2.223 acres flag lot). This project is located in the R1 zoning district

SEQR: Unlisted Action – SEAF part 2 required

Anticipated Action: Preliminary Plat Review, Schedule Public Hearing for September, Complete SEAF pt. 2 during September’s meeting

d. **Project:** Preliminary Plat Review of Minor Subdivision (2 Lots)– 56 Burdick Hill Rd

Applicant: Gorges Development LLC, Jack Litzenberger

Location: 56 Burdick Hill Rd TPN 42.-1-50.25

Project Description: Minor Subdivision of lands located at 56 Burdick in both the Town and Village of Lansing into tow parcels: Parcel “A” 1.92 acres & Parcel “B” 2.25 acres. This project is located in the R1 Zoning District

SEQR: Unlisted action.

Anticipated Action: Preliminary Plat Review, Schedule Public Hearing for September, Complete SEAF pt. 2 during September’s meeting

e. **Project:** Lot Line Adjustment of land at 0 Buck Rd

Applicant: Jacob F Gombas

Location: 0 Buck Rd TPN 27.-1-14.2

Project Description: Lot line adjustment of lands located at 0 Buck Rd (27.-1-14.2) and 177 Salmon Creek Road (27.-1-15). This project is located in the AG zoning district

SEQR: Type II action – no further review is required.

Anticipated Action: Review of Lot line adjustment

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.

LEGEND

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

TITLE INFORMATION

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

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

"OPEN
FIELD"

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

3 RODS=
49.5' WIDE

PER MAP REF. 1

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

REMAINS OF
FENCE & HEDGE

N 79°09'16" W 597.45'

NO PHYSICAL BOUNDS

S 10°30'14" W 58.04'

FORMER TITLE LINES

PARCEL A

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

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

"OPEN
FIELD"

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

N 10°43'17" E 49.71'

N 80°21'22" W 40.00'

N 10°43'17" E 49.71'

S 80°21'22" E 40.00'

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

N 10°43'17" E 49.71'

N 80°21'22" W 40.00'

N 10°43'17" E 49.71'

S 80°21'22" E 40.00'

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

MAP REFERENCES

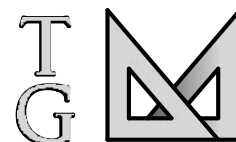
- 1.) SURVEY MAP NO. 424
LANSINGVILLE ROAD DATED
1/20/1999, AMENDED 3/17/1999
AMENDED 4/27/2015 BY T.G.
MILLER P.C.

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

CERTIFICATION

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

SIGNED: _____ DATED: 5/5/2025



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

TITLE:
PRELIMINARY SUBDIVISION MAP
NO. 424 LANSINGVILLE ROAD

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
5/5/2025

S25387

SCALE:
1"=60'

REVISED

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

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

TIE MEAS. 484'± TO
CENTER INTERSECTION
DUBLIN ROAD

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

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

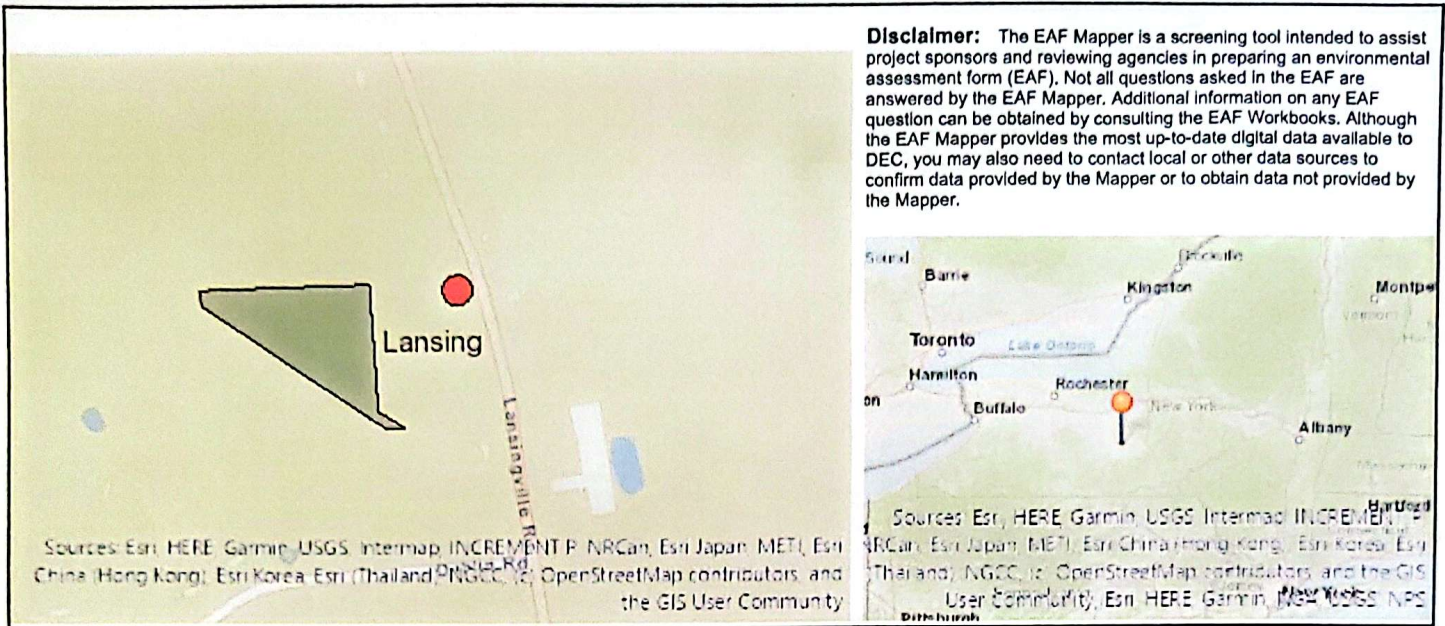
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

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

PRINT FORM

EAF Mapper Summary Report

Wednesday, June 18, 2025 2:54 PM



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

AGRICULTURAL DATA STATEMENT

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

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

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

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

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

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

F. Number of acres affected by project: 10.37 Total

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

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

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

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

FARM NOTE

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

Amanda K. Ryan-Yowhan

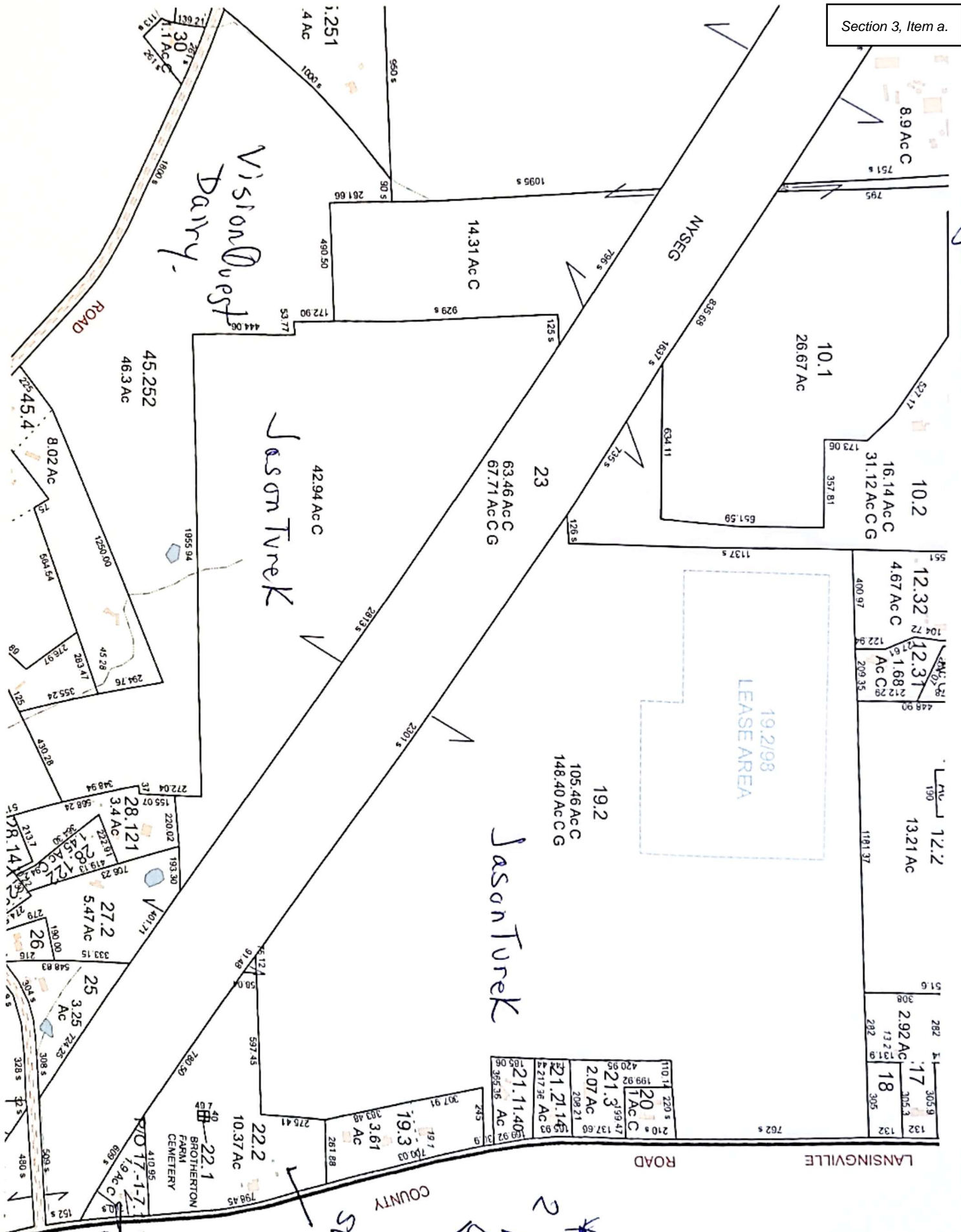
Name and Title of Person Completing Form

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

6/18/25

Date

Page 1 of 2





**Tompkins County
Assessment Department**

Notice of Tax Map Revision

Map Information:

Swis 503289 Municipal Name TOWN OF LANSING

Printkey(s) 17-1-7.1, 16-1-24.1, 17-1-23

Split/Merge # 432063

Change Authority:

Deed Book _____ Deed Page _____ Deed Date _____

Survey Location _____ Survey Filed _____

Grantor _____ Grantee _____

Owner Request STEVE & LAURA PATT

Notes: _____

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

Tax Map Record

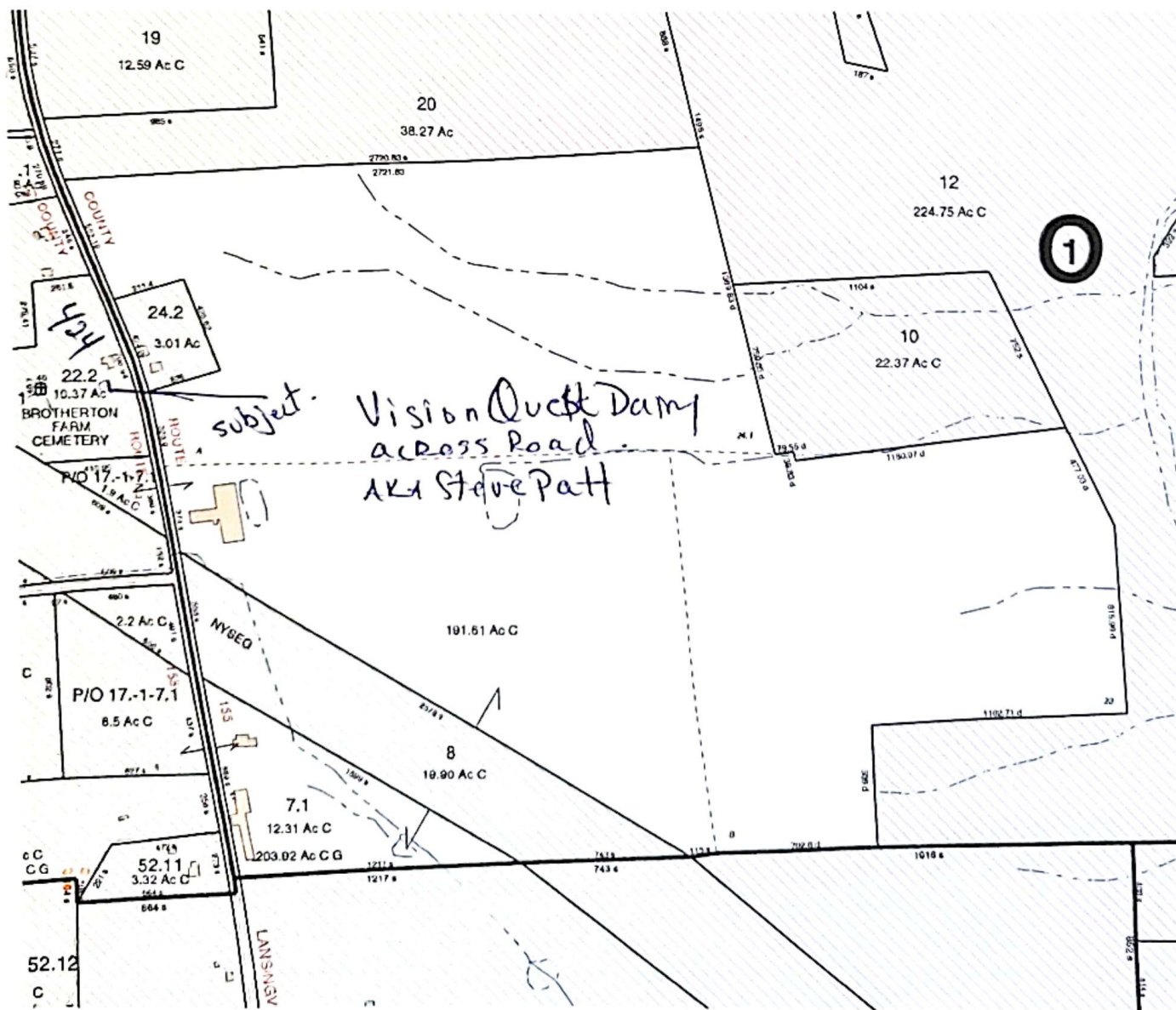
Batch # 99 Tax Year 2004

- ☐ Split
☒ Consolidation
☐ Transfer w/No Split/Merge
☐ Survey Correction
☐ Digital Map Correction

Input 04/20/2004 By _____

Assessor's Record

Input _____ By _____



LEGEND

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

TITLE INFORMATION

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

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

"OPEN
FIELD"

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

REMAINS OF
FENCE & HEDGE

N 79°09'16" W 597.45'

NO PHYSICAL BOUNDS

S 10°30'14" W 58.04'

FORMER TITLE LINES

PARCEL A

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

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

"OPEN
FIELD"

LOT 62

LOT 63

*N 10°43'17" E 224.54'

N 10°43'17" E 49.71'

N 80°21'22" W 40.00'

N 10°43'17" E 49.71'

S 80°21'22" E 40.00'

CEMETERY

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

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

SHED

HOUSE
No. 424

WELL

LANSINGVILLE
ROAD

ROAD

ROAD

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

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

MAP REFERENCES

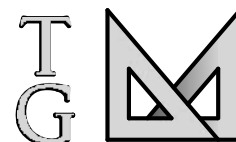
- 1.) SURVEY MAP NO. 424
LANSINGVILLE ROAD DATED
1/20/1999, AMENDED 3/17/1999
AMENDED 4/27/2015 BY T.G.
MILLER P.C.

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

CERTIFICATION

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

SIGNED: _____ DATED: 5/5/2025



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

TITLE:

PRELIMINARY SUBDIVISION MAP
NO. 424 LANSINGVILLE ROAD

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 5/5/2025

S25387

SCALE: 1"=60'

REVISED

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

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

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

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

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

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

NO YES

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

NO YES

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

☒ ☐

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

NO YES

If Yes, describe: _____

☒ ☐

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

NO YES

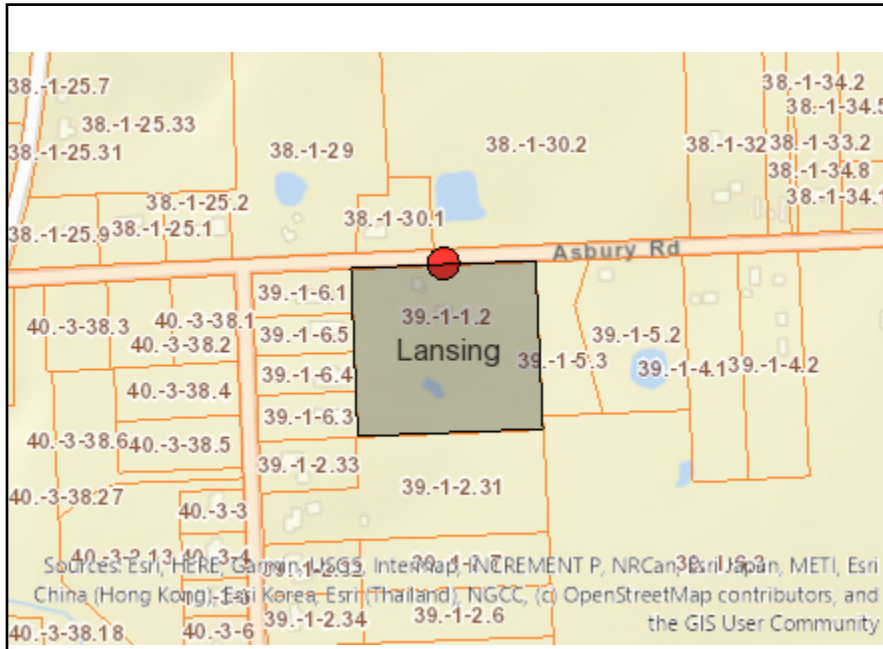
If Yes, describe: _____

☒ ☐

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

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

Signature: Karin L. Burke Title: owner



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



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

AGRICULTURAL DATA STATEMENT

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

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

FARM NOTE

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

Karin L. Burke
Name and Title of Person Completing Form

June 27, 2025
Date

REFERENCE MAPS:

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

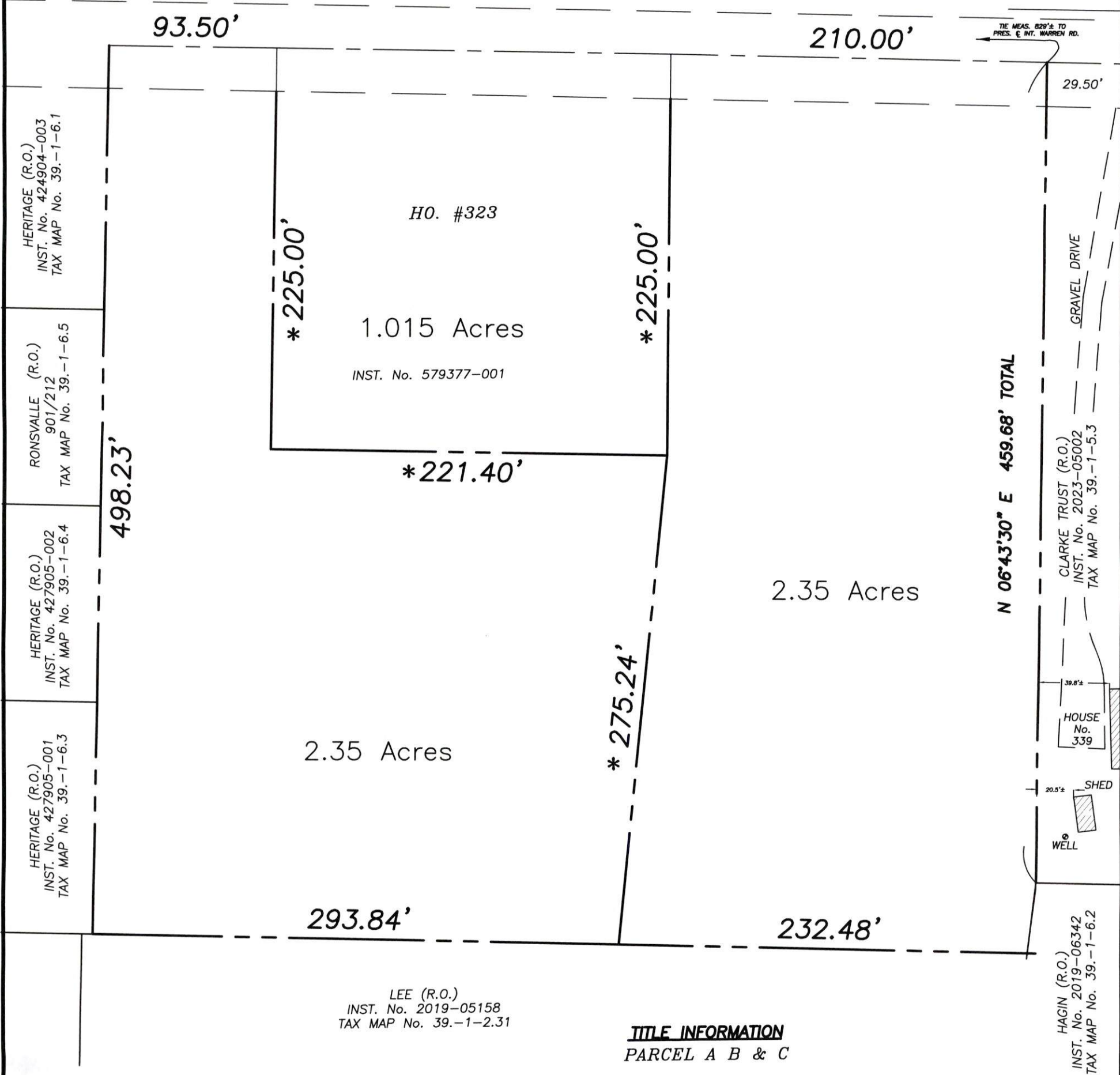
LEGEND

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



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

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



CERTIFICATION

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

SIGNED: _____ DATED: _____

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

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

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

TITLE:
**PRELIMINARY SUBDIVISION PLAT
NO. 323 ASBURY ROAD**

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
7/8/2025

SCALE:
1"=50'

S25591

REVISED

Please advise
thanks
Lee Dresser, L.S.
Principal Surveyor

Section 3, Item c.

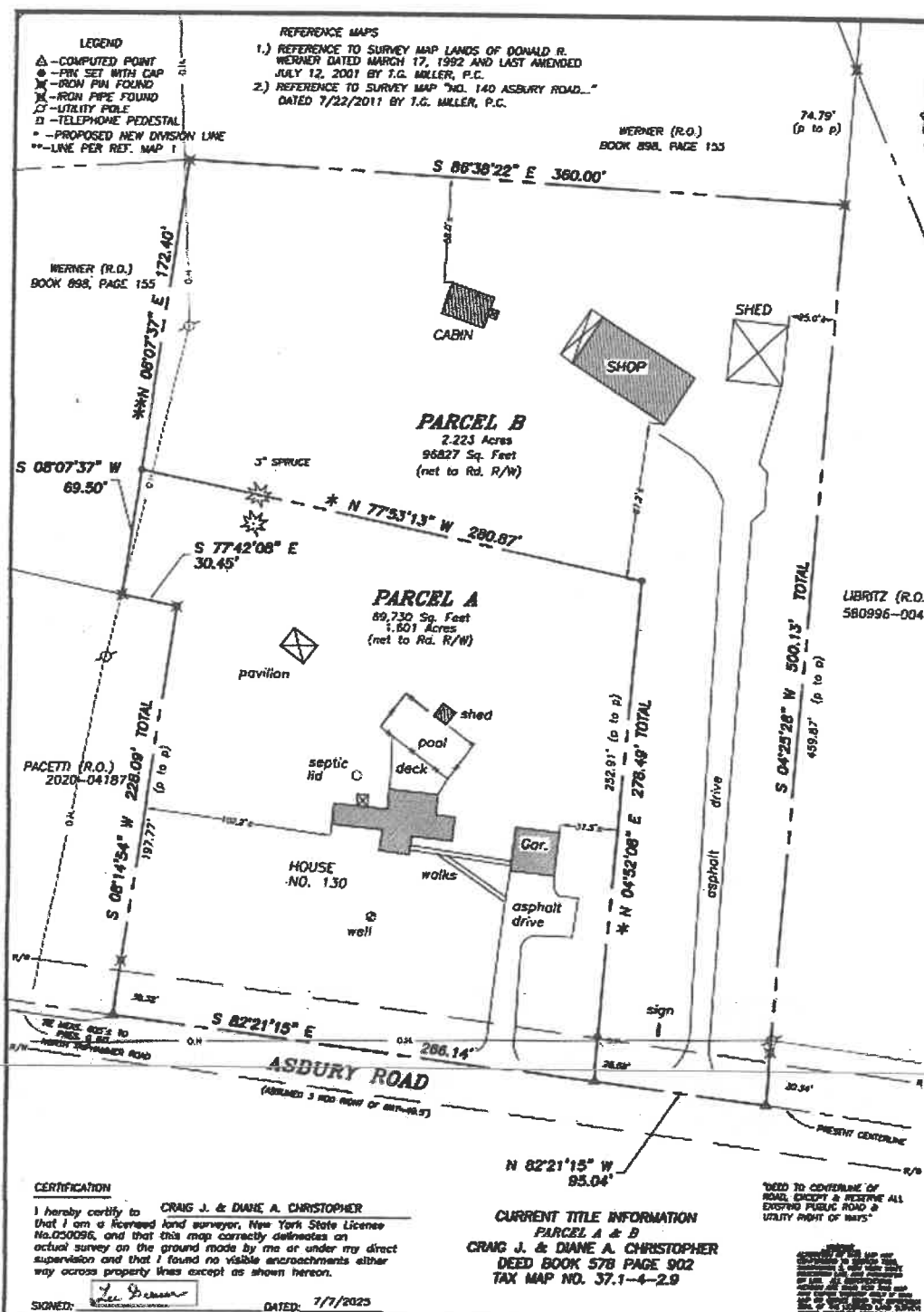


T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

605 West State Street, Suite A, Ithaca, NY 14850

T: 607-272-6477 x227 |



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

TITLE:
SUBDIVISION MAP
NO. 130 ASBURY ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 7/7/2025

SCALE: 1" = 50'



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: Craig Christopher

Mailing address: 130 Asbury Road Lansing, NY

B. Description of the proposed project: Minor two lot subdivision of lands at 130 Asbury

C. Project site address: 130 Asbury Road Town: Lansing

D. Project site tax map number: 37.1-4-2.9

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: 3.8

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.

There are none present within 500 feet of project site

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.



Mason Molesso on
behalf of Craig Christopher

Name and Title of Person Completing Form

22 July 2025

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: 130 Asbury Road Minor Subdivision			
Project Location (describe, and attach a location map): 130 Asbury Road			
Brief Description of Proposed Action: Divide existing 4 acre parcel into two lots - Parcel A (1.5 acres) and Parcel B (2.223 acres)			
Name of Applicant or Sponsor: Craig Christopher		Telephone: 607 E-Mail:	
Address: 130 Asbury Road			
City/PO: Lansing		State: NY	
		Zip Code: 14882	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOL Planning Board			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 4 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? _____ 4 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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

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

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

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

NO YES

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

NO YES

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

☒ ☐

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

NO YES

If Yes, describe: _____

☒ ☐

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

NO YES

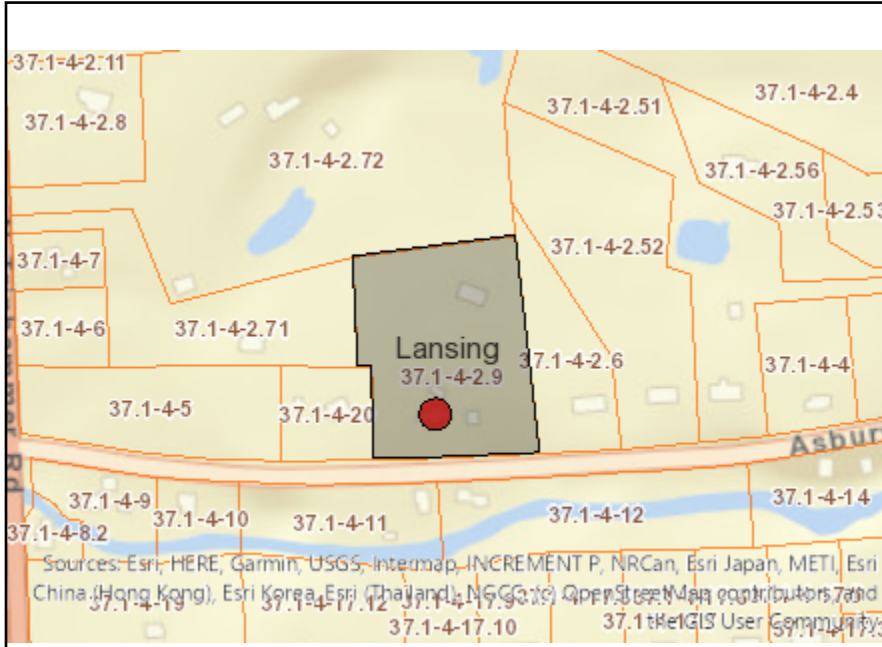
If Yes, describe: _____

☒ ☐

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

Applicant/sponsor/name: Craig Christopher Date: 7/22/2025

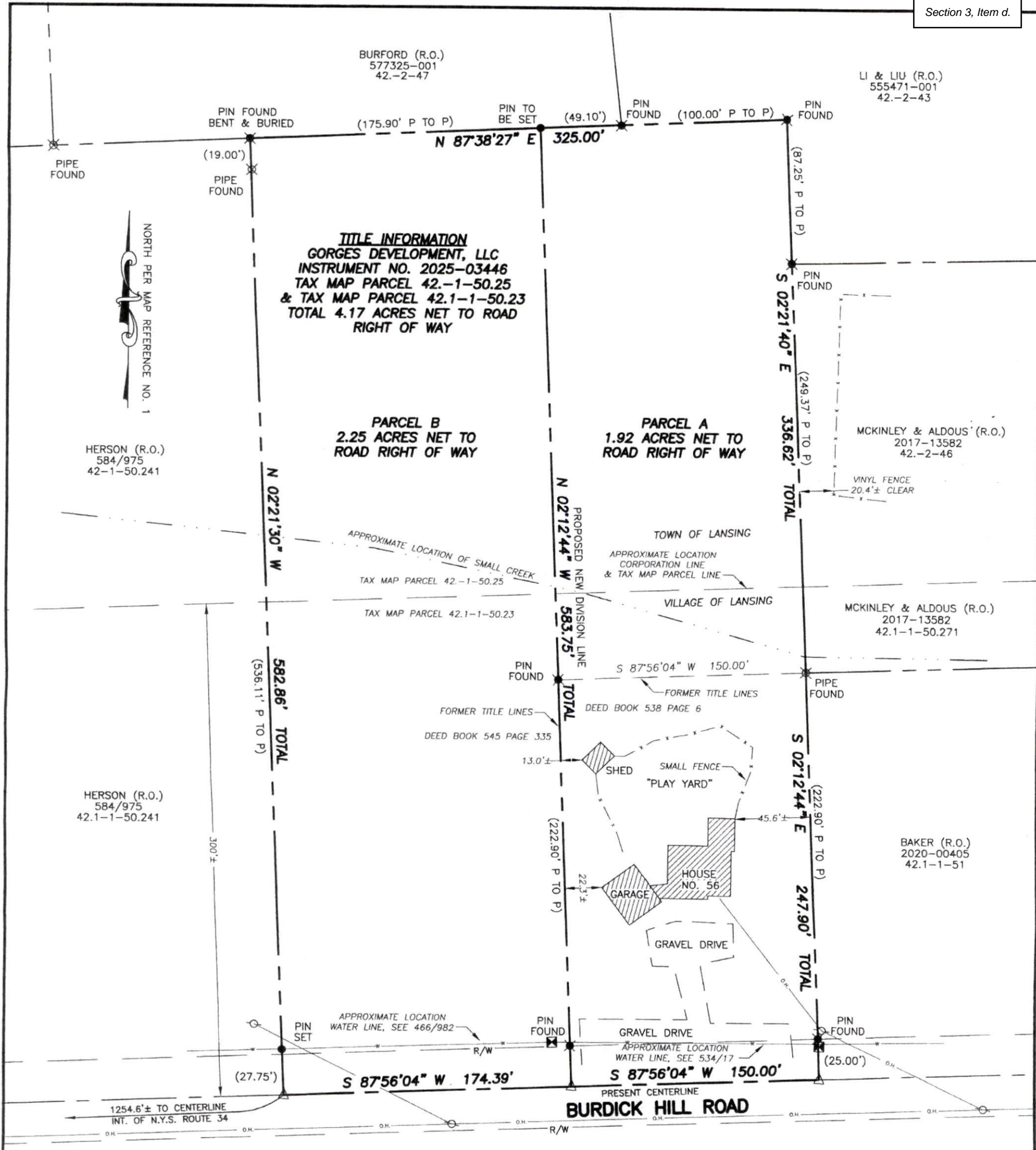
Signature: Craig Christopher Title: Property Owner



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



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



"DEED TO CENTERLINE ROAD EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY R.O.W'S"

- LEGEND
- △ - COMPUTED CORNER
 - - UTILITY POLE
 - ⊗ - CONCRETE WATER MARKER

REFERENCE MAPS ENTITLED

- 1.) "SURVEY FOR THE LAKEVIEW CHURCH OF CRIST..." DATED 5/15/1986 BY GEORGE C. SCHLECHT
- 2.) "FINAL PLAT REVISION AUTUMN RIDGE SUBDIVISION, LOT RECONFIGURATION LOTS 40 THROUGH 48..." DATED 2/13/1996 AND 5/2/1997 BY LAWRENCE P. FABBRONI

CERTIFICATION

I hereby certify to GORGES DEVELOPMENT, LLC that I am a licensed land surveyor, New York State License No. 050769, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: [Signature] DATED: 6/24/2025

SHEIVE
LAND SURVEYING
165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800

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

TITLE: **SURVEY MAP**
NO. 56 BURDICK HILL ROAD,
TOWN & VILLAGE OF LANSING,
TOMPKINS COUNTY, NEW YORK

DATE: 11/22/2017 FILE NO. 17126 SCALE: 1"=60'

REVISED
6/24/2025-TO SHOW PROPOSED SUBDIVISION NO FIELD WORK AT THIS DATE.



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

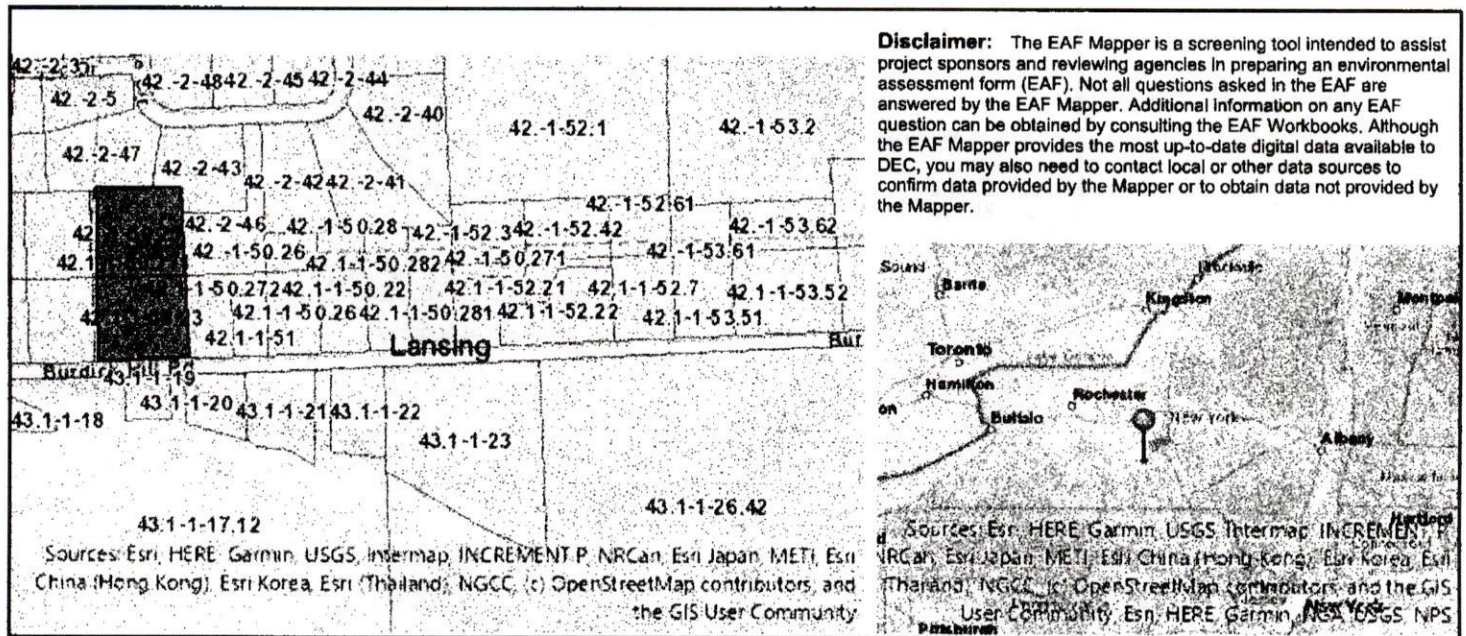
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Lot Line Adjustment 56 Burdick Hill Rd			
Name of Action or Project: 56 Burdick Hill 2 lot split			
Project Location (describe, and attach a location map): 56 Burdick Hill Rd			
Brief Description of Proposed Action: Adjust Lot Lines to split 1 large parcel into 2			
Name of Applicant or Sponsor: Jack Litzenberger		Telephone: 607-423-7322	
		E-Mail: jack@2prosconstruction.com	
Address: 450 Cortland Rd Freeville, NY 13068			
City/PO: Freeville		State: New York	Zip Code: 13068
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?		4.94 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Lake Sturgeon	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jack Litzenberger</u> Date: <u>5-20-25</u> Signature: <u>Jack Litzenberger</u> Title: <u>Owner</u>		



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

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: GOODES DEVELOPMENT LLC. JACK LITZENBERGER
Mailing address: 430 COSTANO RD
FREEBURG NH 13068

B. Description of the proposed project: ADJUST LOT LINES TO SPLIT
1 PLOT INTO 2

C. Project site address: 56 BROOK HILL RD Town: LANGSING

D. Project site tax map number: 42-1-50.25

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: 4.94

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.
NA.

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.  
~~~~~

JACK LITZENBERGER - OWNER
Name and Title of Person Completing Form

5-20-25
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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Minor subdivision of 27-1-14.2			
Project Location (describe, and attach a location map): 27-1-14.2			
Brief Description of Proposed Action: Minor subdivision of land into one 4.71 acre lot			
Name of Applicant or Sponsor: Jacob F Gombas		Telephone: 607/379-1216	
		E-Mail: thoff7828@gmail.com	
Address: 792 Shaffer Road			
City/PO: Newfield		State: NY	Zip Code: 14867
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: TOL SUBDIVISION REVIEW		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.71 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?		81.66 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

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

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

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

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

NO YES

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

NO YES

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

☒ ☐

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

NO YES

If Yes, describe: _____

☒ ☐

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

NO YES

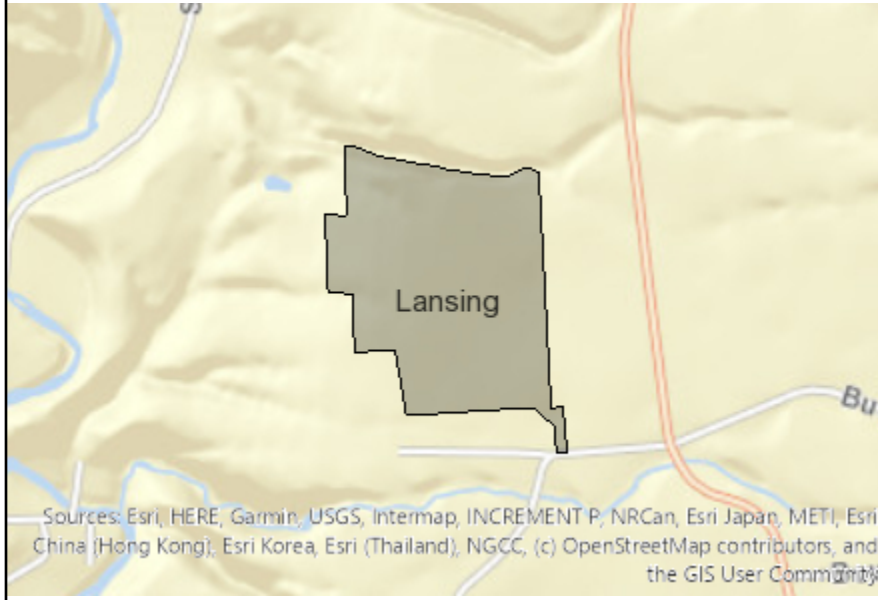
If Yes, describe: _____

☒ ☐

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

Applicant/sponsor/name: Jacob F Gombas Date: 7/28/2025

Signature: Jacob F Gombas Title: Owners Agent



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 e.

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: Jacob F Gombas
Mailing address: 792 Shaffer Road Newfield NY 14867

B. Description of the proposed project: Minor subdivision of land at 27-1-14.2

C. Project site address: 27-1-14.2 Town: Lansing NY

D. Project site tax map number: 27-1-14.2

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: 4.71

G. Is any portion of the project site currently being farmed?
☒ Yes. If yes, how many acres 80 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.

Charles Guard 177 Salmon Creek Road

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.

Jacob F Gombas
Name and Title of Person Completing Form

7/28/2025
Date

REMAINING LANDS OF
CHARLES L. GUARD
REPUTED OWNER
TAX MAP NO. 27.-1-14.2
DEED L.676/P.141

* TO BE MERGED WITH
TAX MAP NO.
27.-1-15
(177 SALMON CREEK ROAD)

N 86°13'27" E 307.05'
PROPOSED DIVISION LINE

PORTION OF LANDS OF
CHARLES L. GUARD
REPUTED OWNER
P/O TAX MAP NO. 27.-1-14.2
P/O DEED L.676/P.141

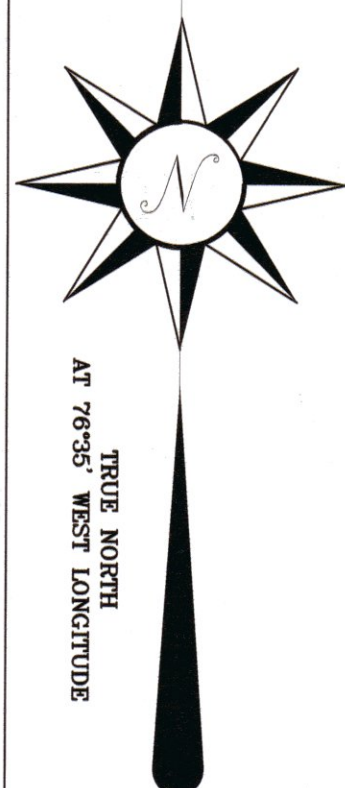
AREA:
4.71± ACRES

SURVEY MAP SHOWING A PORTION OF LANDS OF CHARLES L. GUARD

LOT 77

TOWN OF LANSING ~ COUNTY OF TOMPKINS
STATE OF NEW YORK

PORTION OF TAX MAP NO. 27.-1-14.2
PORTION OF REFERENCE DEED L.676/P.141



REMAINING LANDS OF
CHARLES L. GUARD
REPUTED OWNER
TAX MAP NO. 27.-1-14.2
DEED L.676/P.141

* TO BE MERGED WITH
TAX MAP NO.
27.-1-15
(177 SALMON CREEK ROAD)

THOMAS A. and DENISE E. ROBINSON
REPUTED OWNERS
INSTR. NO. 2014-08914

SEE MAP OF SURVEY MADE BY
MICHAEL J. REAGAN, L.S.
DATED 6/23/2023
RECORDED INSTR. NO. 2024-03160

CONVEY SUBJECT TO A
RIGHT-OF-WAY
OVER EXISTING DRIVEWAY
FOR INGRESS & EGRESS TO
REMAINING LANDS OF CHARLES L. GUARD,
HIS SUCCESSORS AND/OR ASSIGNS

GLENN A. FENNER
and
LAURIE A. FENNER
REPUTED OWNERS
L.662/P.861

JONATHAN HUSSON
and
LAURA HAYDUCHOK
REPUTED OWNERS
INSTR. NO. 2025-00825

SEE MAP OF SURVEY MADE BY
T.G. MILLER, P.C., ENGINEERS AND SURVEYORS
DATED 11/26/2024
RECORDED WITH INSTR. NO. 2025-00825

JEFFREY C. VAN GELDER
and
PAMELA B. SPICER
REPUTED OWNERS
L.662/P.457

SEE MAP OF SURVEY MADE BY
GEORGE C. SCHLECHT, P.E. & L.S.
JOB NO. 91-133
DATED 5/9/1991
RECORDED WITH DEED L.662/P.457
AT PAGE 459

LEGEND:

- EXISTING MONUMENT AS SHOWN
- SET IRON PIN (3/4" REBAR AND SURVEY CAP)
- ⊗ UTILITY POLE
- R.O. REPUTED OWNER
- (....) RECORD DISTANCE
- R&M RECORD & MEASURED
- x- WIRE FENCE REMNANTS
- STONE ROW / STONE RUBBLE
- .- OVERHEAD UTILITY WIRES

NOTE: SURVEY PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE,
AND IS SUBJECT TO ANY STATE-OF-FACTS THAT AN ABSTRACT MIGHT SHOW

MANZARI NORTH, LAND SURVEYING
603 STATE ROUTE 38, P.O. BOX 308
LOCKE, NEW YORK 13092
PHONE/FAX (315) 497-9012

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 not valid
when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".

Date Surveyed: 5/2025 Drawn By: AJL/MWM Scale: 1"=50' Job No.: 25-055

I hereby certify to CHARLES L. GUARD
JACOB F. GOMBAS and TAYLOR A. GOMBAS
that I am a licensed land surveyor, New York State License No. 049690 and
that this map correctly delineates an actual survey on the ground made by me or
under my direct supervision, that it was prepared in accordance with the current
code of practice for land title surveys adopted by the New York State
Association of Professional Land Surveyors; and that I found no visible
encroachments either way across property lines except as shown hereon.

Signed: *Ralph D. Manzar* Dated: 5/19/2025

Copyright 2025: All Rights Reserved, Manzar North, Land Surveying

